



PATRICK'S PROPERTY MAINTENANCE SERVICE

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PHASE 1 PRE-SB721 EVALUATION

1234 Main Street
Imperial Beach, CA 91932-1412

Buyer Name
01/11/2025 9:00AM



Agent

Agent Name
555-555-5555
agent@spectora.com

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SUMMARY



PASS



NON-EMERGENCY REPAIRS
REQUIRED

-  6.1.1 Building 1: Exterior Elevated Element (E3) Balcony Q - Overall Condition Evaluation: Acceptable Condition
-  6.2.1 Building 1: Exterior Elevated Element (E3) Balcony Q - Balcony: Unsealed Railing Connection(s)
-  6.2.2 Building 1: Exterior Elevated Element (E3) Balcony Q - Balcony: Crack(s) in Wooden Railing
-  7.1.1 Building 1: E3 Balcony P - Overall Condition Evaluation: Acceptable Condition
-  7.2.1 Building 1: E3 Balcony P - Balcony: Poor Detailing
-  7.2.2 Building 1: E3 Balcony P - Balcony: Pooling
-  8.1.1 Building 1: E3 Balcony O-East - Overall Condition Evaluation: Acceptable Condition
-  8.2.1 Building 1: E3 Balcony O-East - Balcony: Perforation(s) in Walking Surface
-  8.2.2 Building 1: E3 Balcony O-East - Balcony: Unsealed Drainage Connection
-  9.1.1 Building 1: E3 Balcony N-East - Overall Condition Evaluation: Acceptable Condition (Limited Visual Evaluation)
-  9.2.1 Building 1: E3 Balcony N-East - Balcony: Crack(s) in Soffit
-  9.2.2 Building 1: E3 Balcony N-East - Balcony: Unsealed Drainage Connection
-  10.1.1 Building 1: E3 Balcony M - Overall Condition Evaluation: Marginal Condition
-  10.2.1 Building 1: E3 Balcony M - Balcony: Crack(s) in Deck
-  10.2.2 Building 1: E3 Balcony M - Balcony: Crack(s) in Railing
-  10.2.3 Building 1: E3 Balcony M - Balcony: Unsealed Penetration(s) in Railing
-  10.2.4 Building 1: E3 Balcony M - Balcony: Unsealed Railing Connection(s)
-  10.2.5 Building 1: E3 Balcony M - Balcony: Poor Detailing
-  10.2.6 Building 1: E3 Balcony M - Balcony: Missing Drain Assembly
-  11.1.1 Building 1: E3 Balcony O-West - Overall Condition Evaluation: Marginal Condition
-  11.2.1 Building 1: E3 Balcony O-West - Balcony: Missing Drain Assembly
-  11.2.2 Building 1: E3 Balcony O-West - Balcony: Unsealed Drainage Connection
-  11.2.3 Building 1: E3 Balcony O-West - Balcony: Poor Detailing
-  11.2.4 Building 1: E3 Balcony O-West - Balcony: Fascia Separating from Soffit

-  12.1.1 Building 1: E3 Balcony N-West - Overall Condition Evaluation: Marginal Condition (Visual Evaluation Limited)
-  12.2.1 Building 1: E3 Balcony N-West - Balcony: Unsealed Drainage Connection
-  12.2.2 Building 1: E3 Balcony N-West - Balcony: Missing Drain Assembly
-  12.2.3 Building 1: E3 Balcony N-West - Balcony: Crack(s) in Deck
-  12.2.4 Building 1: E3 Balcony N-West - Balcony: Fascia Separating from Soffit
-  12.2.5 Building 1: E3 Balcony N-West - Balcony: Crack(s) in Supporting Wall
-  13.1.1 Building 1: E3 Group - Stairway Q - Overall Condition Evaluation: Acceptable Condition (Limited Visual Evaluation)
-  14.1.1 Building 1: E3 Group - Stairway OP - Overall Condition Evaluation: Acceptable Condition
-  14.3.1 Building 1: E3 Group - Stairway OP - Landing: Unsealed Railing Attachment(s)
-  14.4.1 Building 1: E3 Group - Stairway OP - Entry Structure: Crack(s) in Deck
-  14.4.2 Building 1: E3 Group - Stairway OP - Entry Structure: Unsealed Railing Connection(s)
-  15.1.1 Building 1: E3 Group - Stairway MN - Overall Condition Evaluation: Acceptable Condition
-  15.3.1 Building 1: E3 Group - Stairway MN - Landing: Unsealed Railing Attachment(s)
-  15.3.2 Building 1: E3 Group - Stairway MN - Landing: Crack(s) in Landing
-  15.4.1 Building 1: E3 Group - Stairway MN - Entry Structure: Crack(s) in Supporting Wall
-  16.1.1 Building 2: E3 Balcony H - Overall Condition Evaluation: Marginal Condition (Visual Evaluation Limited)
-  16.2.1 Building 2: E3 Balcony H - Balcony: Deteriorating Stucco on Supporting Wall
-  16.2.2 Building 2: E3 Balcony H - Balcony: Crack(s) in Deck
-  16.2.3 Building 2: E3 Balcony H - Balcony: Trim Separating from Water Damaged Paneling
-  16.2.4 Building 2: E3 Balcony H - Balcony: Opening in Stucco
-  16.2.5 Building 2: E3 Balcony H - Balcony: Damaged Soffit
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-  16.2.7 Building 2: E3 Balcony H - Balcony: Missing Drain Assembly
-  17.1.1 Building 2: E3 Balcony G - Overall Condition Evaluation: Acceptable Condition (Limited Visual Evaluation)
-  17.2.1 Building 2: E3 Balcony G - Balcony: Poor Detailing
-  17.2.2 Building 2: E3 Balcony G - Balcony: Crack(s) in Supporting Wall
-  17.2.3 Building 2: E3 Balcony G - Balcony: Unsealed Drainage Connection
-  18.1.1 Building 2: E3 Balcony F-1 - Overall Condition Evaluation: Acceptable Condition (Limited Visual Evaluation)
-  19.1.1 Building 2: E3 Balcony E - Overall Condition Evaluation: Acceptable Condition
-  19.2.1 Building 2: E3 Balcony E - Balcony: Pooling
-  19.2.2 Building 2: E3 Balcony E - Balcony: Poor Detailing
-  19.2.3 Building 2: E3 Balcony E - Balcony: Fascia Separating From Soffit
-  19.2.4 Building 2: E3 Balcony E - Balcony: Crack(s) In Deck

- 🔧 20.1.1 Building 2: E3 Balcony F-2 - Overall Condition Evaluation: Acceptable Condition (Limited Visual Evaluation)
- 🔧 20.2.1 Building 2: E3 Balcony F-2 - Balcony: Fascia Separating From Soffit
- 🔧 20.2.2 Building 2: E3 Balcony F-2 - Balcony: Unsealed Drainage Connection
- 🔧 20.2.3 Building 2: E3 Balcony F-2 - Balcony: Damaged Paneling
- ⚠️ 21.1.1 Building 2: E3 Group - Stairway H - Overall Condition Evaluation: Marginal Condition
- 🔧 21.2.1 Building 2: E3 Group - Stairway H - Stairway: Damaged Treads (Minority)
- ⚠️ 21.2.2 Building 2: E3 Group - Stairway H - Stairway: Damaged Stringer Attachment(s)
- 🔧 21.3.1 Building 2: E3 Group - Stairway H - Landing: Crack(s) in Landing
- 🔧 21.4.1 Building 2: E3 Group - Stairway H - Entry Structure: Crack(s) in Deck
- 🔧 22.1.1 Building 2: E3 Group - Stairway FG - Overall Condition Evaluation: Acceptable Condition
- 🔧 22.3.1 Building 2: E3 Group - Stairway FG - Landings: Damaged Landing
- 🔧 22.4.1 Building 2: E3 Group - Stairway FG - Entry Structure: Crack(s) in Supporting Wall
- 🔧 22.4.2 Building 2: E3 Group - Stairway FG - Entry Structure: Unsealed Railing Attachment(s)
- ⚠️ 23.1.1 Building 2: E3 Group - Stairway E - Overall Condition Evaluation: Marginal Condition
- 🔧 23.2.1 Building 2: E3 Group - Stairway E - Stairway: Damaged Treads (Minority)
- 🔧 23.3.1 Building 2: E3 Group - Stairway E - Landing: Crack(s) in Landing
- 🔧 23.3.2 Building 2: E3 Group - Stairway E - Landing: Support Beam Surface Corrosion
- 🔧 23.4.1 Building 2: E3 Group - Stairway E - Entry Structure: Crack(s) in Supporting Wall
- 🔧 23.4.2 Building 2: E3 Group - Stairway E - Entry Structure: Discoloration of Fascia
- 🔧 23.4.3 Building 2: E3 Group - Stairway E - Entry Structure: Crack(s) in Deck
- ⚠️ 23.4.4 Building 2: E3 Group - Stairway E - Entry Structure: Discoloration of Walking Surface
- 🔧 23.4.5 Building 2: E3 Group - Stairway E - Entry Structure: Unsealed Railing Connection(s)
- 🔧 23.4.6 Building 2: E3 Group - Stairway E - Entry Structure: Poor Detailing

1: WHAT TO EXPECT

Information

Phase 1

Pre-721 Evaluation (P1PE) Service:

This service is designed to provide a comprehensive initial assessment of Exterior Elevated Elements (E3s) in multi-unit properties. This service includes:

- Identification and photographic documentation of all E3s to be inspected.
- Highlighting and documentation of areas of potential concern that may require further evaluation.
- Recommendations for additional detailed assessments to ensure compliance with SB-721 regulations.
- Early identification of necessary repairs prior to the SB-721 inspection.
- Advising on routine maintenance items to prolong the lifespan and safety of E3s.

2: LIMITATIONS

Information

Phase 1

Phase 1 - Pre-721 Evaluation Limitations

Please be aware that the Phase 1 Pre-721 Evaluation (P1PE) is the initial step in the SB-721 compliance process and is **NOT a complete SB-721 inspection**. The limitations of the P1PE include:

- The P1PE is primarily a visual inspection and does not encompass a detailed analysis as required by SB-721. It focuses on basic function and safety rather than detailed Code Compliance.
- This evaluation does not involve borescope inspection or projections about future performance. It is not designed to cover every detail according to manufacturer specifications or current and past construction codes.
- The P1PE report is based on observable conditions at the time of the evaluation and does not include the inspection of concealed or difficult-to-inspect components. Cosmetic conditions are also excluded.
- This evaluation does not include detailed testing for hidden wood decay or for the presence of insects and vermin.
- The P1PE report is an advisory document and should not be regarded as a warranty or guarantee of the property's condition. Patrick's Property Maintenance Service is not liable for undetected or unreported issues or for any costs arising from such issues.
- Patrick's Property Maintenance Service assumes no liability beyond the cost of the report for mistakes, omissions, or errors in judgment. We are not liable for the cost of repairing or replacing any unreported defects or conditions.
- The report and findings are prepared exclusively for the client's use. Liability for decisions or actions taken based on the report does not extend to third parties.

3: REFERENCE INFORMATION

Information

Glossary of Terms

"Exterior Elevated Element (E3)" refers to balconies, decks, porches, stairways, walkways, and entry structures extending beyond a building's exterior walls. These structures have a walking surface elevated more than six feet above ground level, are designed for human occupancy or use, and rely significantly on wood or wood-based products for structural support or stability.

"Associated Waterproofing Elements" include flashings, membranes, coatings, and sealants that protect the load-bearing components of elevated exterior structures from water and elemental exposure.

"Load-Bearing Components" are elements extending beyond the building's exterior walls, transferring structural loads from the elevated exterior structure to the building.

"Borescope" refers to an optical tool used for inspecting inaccessible areas. It consists of a tube, either rigid or flexible, with a display and camera connected by an optical or electrical system, facilitating visual examination of narrow spaces.

"Cantilever Beams" are rigid structural element that extends horizontally and are unsupported at one end. Typically, they extend from flat vertical surfaces such as a wall, to which they must be firmly attached. A cantilever can be formed as a beam, plate, truss, or slab. When subjected to a structural load at the unsupported end, the cantilever carries the load to the support creating shear stress and a bending moment.

"Cladding" involves applying one material over another to create a protective or insulating layer. In construction, it is used for thermal insulation and weather resistance.

"Doubler" designates the junction point where stringers are attached.

"Deck Metal" is a type of metal flashing used around the perimeter of decks to prevent water infiltration.

"Joist hanger" refers to metal brackets that connect and support joists, beams, or rafters in framing systems. These hangers, typically made of aluminum, steel, or galvanized steel, anchor the ceilings, floors, and decks to the framing structure by fastening the joists or beams to the rim joists and ledger boards.

"Ledger" denotes a horizontal support structure affixed to a building or wall, providing support to various construction elements.

"Standoff" is a metal connector that elevates a wooden support beam, allowing for water drainage.

"Stair Stringer" is a structural component that underpins the treads and risers of a staircase. This inclined member, running along the staircase sides, acts as the staircase's backbone, bearing the weight and ensuring stability.

"Toe Trip" refers to a raised edge on a walking surface, usually caused by cracking or sagging of the support system, posing a trip hazard.

"**Weep Screed**" is a specific type of metal flashing located at the bottom of walls. It functions to expel moisture and establishes stucco depth and acts as a control joint in stucco walls.

Exterior Elevated Element (E3) Group Condition Evaluations

Each E3 Group undergoes a Condition Evaluation, considering the state of each component comprising the E3 assembly. The overall condition is determined by the component in the worst condition. The Overall Condition Evaluation determines the necessary follow-up actions for the property owner.

Acceptable Condition - Pass: E3 groups and their components rated as Acceptable are deemed to be functioning as intended, requiring minimal, if any, maintenance to ensure continued performance until the next inspection cycle or 6 years.

Marginal Condition - Non-Emergency Repairs Required: One or more components of this E3 group rated as Marginal, are deemed to be compromised and are not functioning as intended. This condition may evolve into a hazardous condition if unaddressed.

Poor Condition - Immediate Threat to Safety: One or more components of this E3 group rated as Poor, are deemed as structurally compromised, posing an immediate safety threat. Access to the E3 group should be restricted to prevent harm during the repair or rebuilding process. Re-inspection is required after repair completion.

Component Condition Evaluations

The primary components of each E3 receive a Component Condition Evaluation to assist property owners in identifying areas needing service or repairs.

Good Condition - No Maintenance Necessary: Components rated as Good are well-maintained and functioning as expected. Regular maintenance is recommended to ensure continued performance until the next inspection cycle or 6 years.

Acceptable Condition - Minor Maintenance Advised: Components rated as Acceptable are in good, serviceable condition but could benefit from regular maintenance or minor repairs to maintain functionality.

Marginal Condition - Non-Emergency Repairs Required: Components rated as Marginal are damaged and require moderate, non-emergency repairs to prevent or correct structural deterioration.

Poor Condition - Immediate Threat to Safety: Components rated as Poor are significantly damaged and need replacement. The damaged component is causing additional structural damage and could compromise occupant safety if not addressed immediately.

Notification and Follow-up

Poor Condition - Immediate Threat to Safety: The inspector will immediately notify the property owner or agent, advising them to restrict access and/or secure temporary shoring. If this rating is given during a Phase 3 SB-721 Inspection, a copy of the report must be delivered to the property owner and local building department/code enforcement within 15 days of the inspection. Enforcement of corrective action will be by local code enforcement agencies.

Marginal Condition - Non-Emergency Repairs Required: Delivery of phase 1 pre-inspection will serve as notification from the inspector and will contain maintenance advice for items requiring non-emergency repairs. If this rating is given during a Phase 3 SB-721 Inspection, a copy of the report must be delivered to the owner or agent within 45 days of the inspection. The property owner must obtain necessary permits for repairs within 120 days of receiving the report and complete the repairs within 120 days of receiving their permit. If compliance is not met within 180 days, the inspector shall notify the local enforcement agency and the building owner. A civil penalty may be assessed if repairs are not completed within 30 days of notice.

Acceptable Condition - Pass: No action is required of the property owner on receiving this rating, regardless of inspection phase. Inspector must deliver the report to the owner or agent within 45 days of the inspection. No corrective repairs are required, but regular observation and maintenance of the E3 is advised. The property owner must keep a copy of the completed SB721 Inspection report (Phase 3) for 2 inspection cycles (12 years).

4: PROPERTY OVERVIEW

Information

Front of Property

West Facing

The aim of this image is to inform the viewer of this report the closest direction the front of the property faces. Understanding the orientation of the property assists in accurately referencing positions of the defect callouts mentioned in the following report.

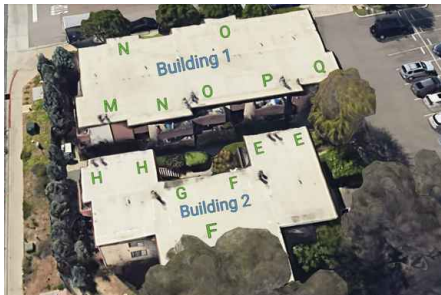


Applicability of SB721

Applicable

The property contains at least a single building with three or more multifamily dwelling units with exterior elevated elements at least 6 feet off of the ground. These elements utilize load bearing components based on wood or wood-based products.

Map of Property



Exterior Images

These images depict the exterior of the building or buildings, aiding the report viewer in gaining a clearer understanding of the property's layout.





5: BUILDINGS

5.1	Building 1
5.2	Building 2

Information

Building 1: Exterior Images

These images depict the exterior of the building, aiding the report viewer in gaining a clearer understanding of the property's layout.



Building 1: Applicability of SB721

Applicable

The building contains three or more multifamily dwelling units with exterior elevated elements at least 6 feet off of the ground. These elements utilize load bearing components based on wood or wood-based products.

Building 1: Date and Time of Inspection

2024-04-14 9:45AM

Building 1: Weather Conditions

Recent Rain, Clear

Building 2: Exterior Images

These images depict the exterior of the building, aiding the report viewer in gaining a clearer understanding of the property's layout.



Building 2: Applicability of SB721

Applicable

The building contains three or more multifamily dwelling units with exterior elevated elements at least 6 feet off of the ground. These elements utilize load bearing components based on wood or wood-based products.

Building 2: Date and Time of Inspection

2024-04-14 9:45AM

Building 2: Weather Conditions

Clear, Recent Rain

6: BUILDING 1: EXTERIOR ELEVATED ELEMENT (E3) BALCONY Q

6.1	Overall Condition Evaluation
6.2	Balcony

Information

*Orientation Images

Balcony



Inspection Images Description

The following photographs illustrate the inspector's recorded observations of the E3 components' condition at the time of inspection. These images serve solely for identification and illustrative purposes and should not be interpreted as a comprehensive guide for defining the extent of necessary maintenance or repairs. They may not encompass all areas of the E3 requiring attention. For any emergency or non-emergency repairs, it is recommended to consult with a licensed and experienced General Contractor. A thorough review of the SB721 Inspection Report by such a contractor, followed by an on-site evaluation, is essential to accurately establish the required scope of work and ensure that repairs are effectively addressed.

Balcony: Acceptable Condition



Balcony: Approximate Height

Greater than 6 ft

Balcony: Walking Surface Material

Composite

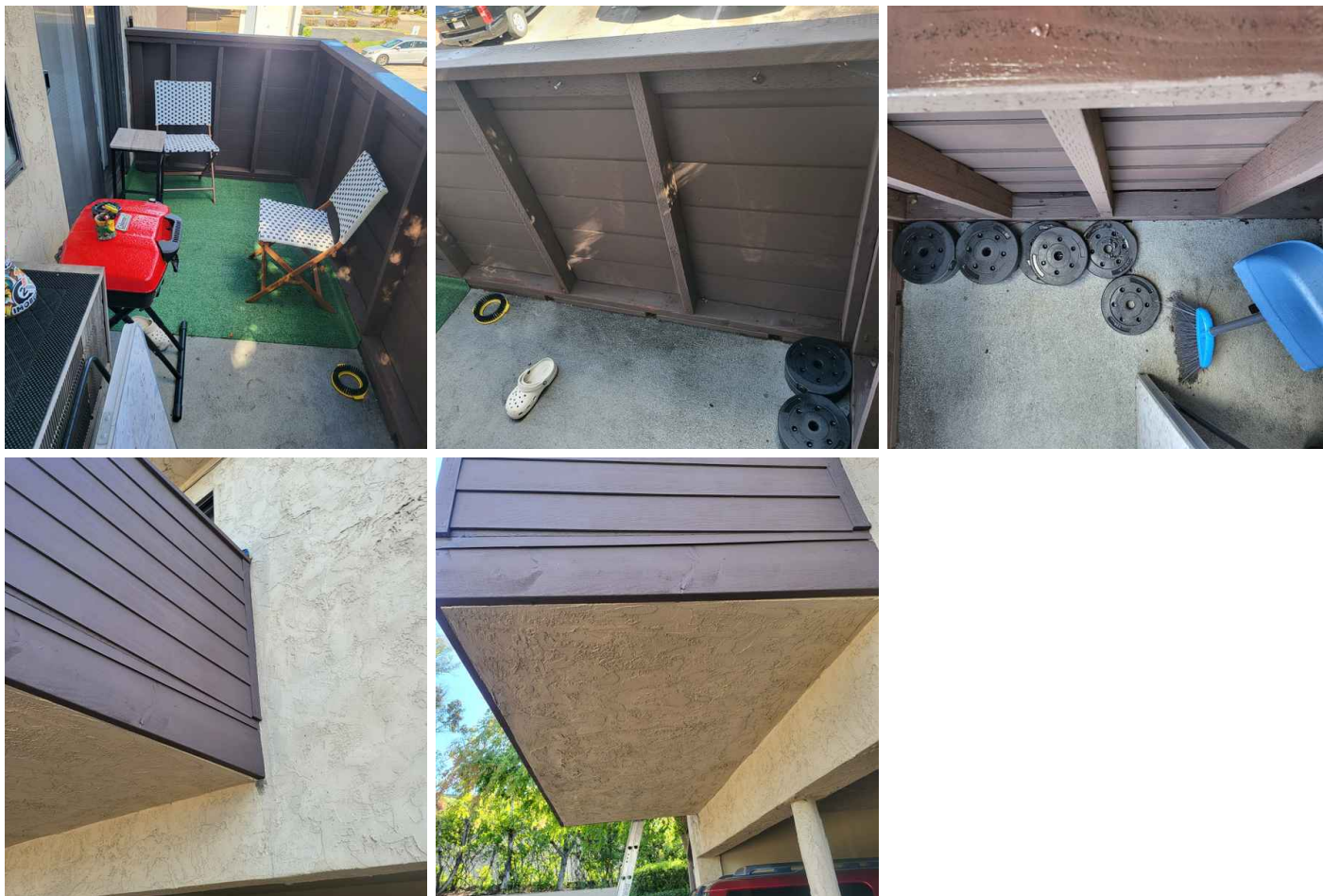
Balcony: Rail Material

Wood

Balcony: Support Material

Wood

Balcony: *Balcony Inspection Image(s)



Limitations

Balcony

WALKING SURFACE OBSCURED

The walking surface was obscured by floor covering and as such could not be fully inspected. Repairs were recently performed on this balcony by the inspector, as such the evaluation was acceptable despite the limitation.

Condition evaluation

6.1.1 Overall Condition Evaluation

ACCEPTABLE CONDITION



Acceptable Condition - Pass:

E3 groups and their components rated as Acceptable are deemed to be functioning as intended, requiring minimal, if any, maintenance to ensure continued performance until the next inspection cycle or 6 years. The overall condition is determined by the component in the worst condition.

6.2.1 Balcony



UNSEALED RAILING CONNECTION(S)

There are unsealed connections between the railing and the wall. These connections should be sealed with a waterproof sealant to prevent water and wood boring insect intrusion.

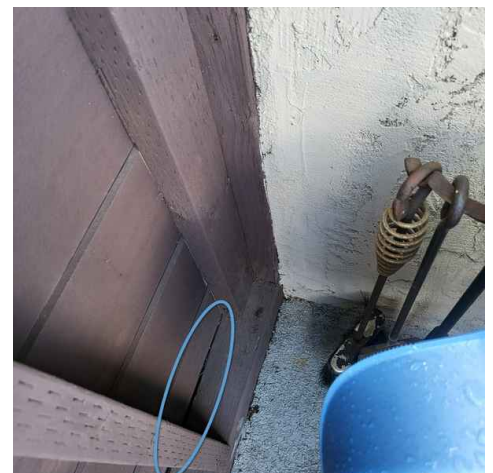


6.2.2 Balcony



CRACK(S) IN WOODEN RAILING

There is a crack in the bottom of the wooden railing. This crack should be sealed with a waterproof sealant to prevent water intrusion.



7: BUILDING 1: E3 BALCONY P

7.1	Overall Condition Evaluation
7.2	Balcony

Information

*Orientation Images

Balcony



Inspection Images Description

The following photographs illustrate the inspector's recorded observations of the E3 components' condition at the time of inspection. These images serve solely for identification and illustrative purposes and should not be interpreted as a comprehensive guide for defining the extent of necessary maintenance or repairs. They may not encompass all areas of the E3 requiring attention. For any emergency or non-emergency repairs, it is recommended to consult with a licensed and experienced General Contractor. A thorough review of the SB721 Inspection Report by such a contractor, followed by an on-site evaluation, is essential to accurately establish the required scope of work and ensure that repairs are effectively addressed.

Balcony: Acceptable Condition



Balcony: Approximate Height

Greater than 6 ft

Balcony: Walking Surface Material

Composite

Balcony: Rail Material

Wood

Balcony: Support Material

Wood

Balcony: *Balcony Inspection Image(s)



Condition evaluation

7.1.1 Overall Condition Evaluation

ACCEPTABLE CONDITION



Acceptable Condition - Pass:

E3 groups and their components rated as Acceptable are deemed to be functioning as intended, requiring minimal, if any, maintenance to ensure continued performance until the next inspection cycle or 6 years. The overall condition is determined by the component in the worst condition.

7.2.1 Balcony



POOR DETAILING

There are minor openings at the connections between the railing and deck surface and between the doorframe and wall. These openings should be sealed with a waterproof sealant to prevent water and wood boring insect intrusion.



7.2.2 Balcony



POOLING

There is pooling on the deck. Deck may need to be leveled to ensure proper drainage and prevent water intrusion.



8: BUILDING 1: E3 BALCONY O-EAST

8.1	Overall Condition Evaluation
8.2	Balcony

Information

*Orientation Images

Balcony



Inspection Images Description

The following photographs illustrate the inspector's recorded observations of the E3 components' condition at the time of inspection. These images serve solely for identification and illustrative purposes and should not be interpreted as a comprehensive guide for defining the extent of necessary maintenance or repairs. They may not encompass all areas of the E3 requiring attention. For any emergency or non-emergency repairs, it is recommended to consult with a licensed and experienced General Contractor. A thorough review of the SB721 Inspection Report by such a contractor, followed by an on-site evaluation, is essential to accurately establish the required scope of work and ensure that repairs are effectively addressed.

Balcony: Acceptable Condition



Balcony: Approximate Height

Greater than 6 ft

Balcony: Walking Surface Material

Composite

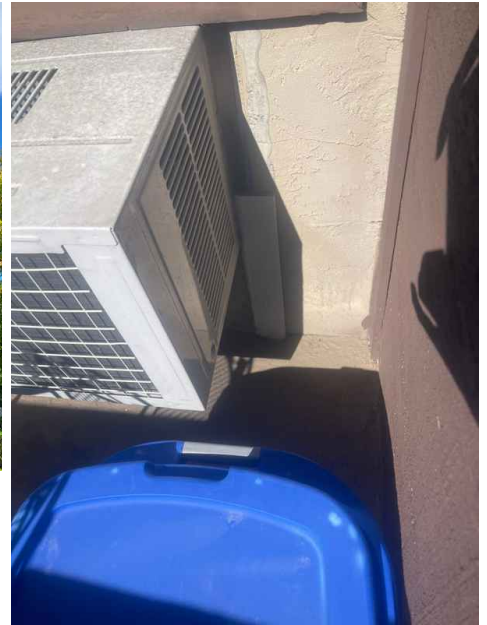
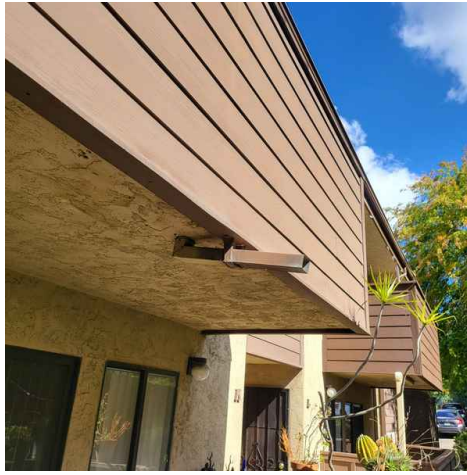
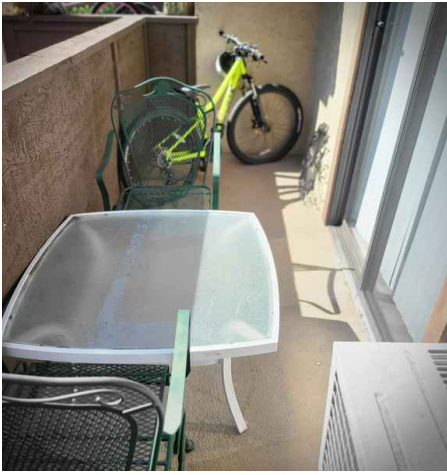
Balcony: Rail Material

Wood

Balcony: Support Material

Wood

Balcony: *Balcony Inspection Image(s)



Condition evaluation

8.1.1 Overall Condition Evaluation

ACCEPTABLE CONDITION



Acceptable Condition - Pass:

E3 groups and their components rated as Acceptable are deemed to be functioning as intended, requiring minimal, if any, maintenance to ensure continued performance until the next inspection cycle or 6 years. The overall condition is determined by the component in the worst condition.

8.2.1 Balcony

PERFORATION(S) IN WALKING SURFACE



There is a perforation in the walking surface of the deck. This perforation should be sealed with a waterproof sealant to prevent water intrusion.

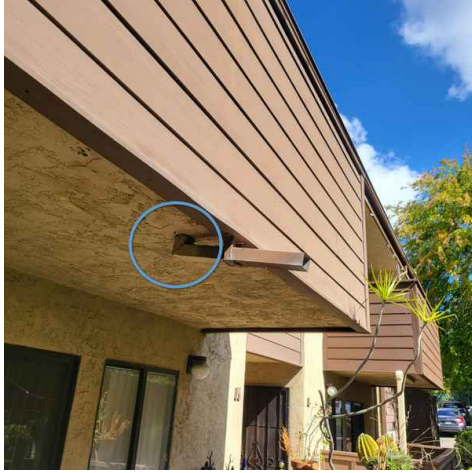


8.2.2 Balcony



UNSEALED DRAINAGE CONNECTION

There is an unsealed drainage pipe on the underside of the balcony. This connection should be sealed with a waterproof sealant to prevent wood boring insect intrusion.



9: BUILDING 1: E3 BALCONY N-EAST

9.1	Overall Condition Evaluation
9.2	Balcony

Information

*Orientation Images

Balcony



Inspection Images Description

The following photographs illustrate the inspector's recorded observations of the E3 components' condition at the time of inspection. These images serve solely for identification and illustrative purposes and should not be interpreted as a comprehensive guide for defining the extent of necessary maintenance or repairs. They may not encompass all areas of the E3 requiring attention. For any emergency or non-emergency repairs, it is recommended to consult with a licensed and experienced General Contractor. A thorough review of the SB721 Inspection Report by such a contractor, followed by an on-site evaluation, is essential to accurately establish the required scope of work and ensure that repairs are effectively addressed.

Balcony: Acceptable Condition



Balcony: Approximate Height

19 ft

Balcony: Rail Material

Wood

Balcony: Walking Surface Material

Obstructed View, Unknown

Balcony: Support Material

Wood

Balcony: *Balcony Inspection Image(s)





Limitations

Balcony

OBSTRUCTED VIEW

To perform a thorough P1PE it is necessary to visually inspect the walking surface of the balcony. The balcony is being used for personal storage. This storage area must be emptied to complete a visual inspection.

Balcony

WALKING SURFACE OBSCURED

The walking surface was obscured by floor covering and as such could not be fully inspected.

Condition evaluation

9.1.1 Overall Condition Evaluation



ACCEPTABLE CONDITION (LIMITED VISUAL EVALUATION)

Acceptable Condition - Limited:

E3 groups and their components rated as Acceptable are deemed to be functioning as intended, requiring minimal, if any, maintenance to ensure continued performance until the next inspection cycle or 6 years. The overall condition is determined by the component in the worst condition. One or more limitations prevented a complete visual evaluation of this E3 group. This group can be reevaluated during a phase 2 evaluation once the limitations have been addressed.

9.2.1 Balcony



CRACK(S) IN SOFFIT

There are cracks in the soffit on the underside of the balcony. These cracks should be sealed with a waterproof sealant to prevent wood boring insect intrusion.



9.2.2 Balcony



UNSEALED DRAINAGE CONNECTION

There is an unsealed drainage pipe on the underside of the balcony. This connection should be sealed with a waterproof sealant to prevent wood boring insect intrusion.



10: BUILDING 1: E3 BALCONY M

10.1	Overall Condition Evaluation
10.2	Balcony

Information

*Orientation Images

Balcony



Inspection Images Description

The following photographs illustrate the inspector's recorded observations of the E3 components' condition at the time of inspection. These images serve solely for identification and illustrative purposes and should not be interpreted as a comprehensive guide for defining the extent of necessary maintenance or repairs. They may not encompass all areas of the E3 requiring attention. For any emergency or non-emergency repairs, it is recommended to consult with a licensed and experienced General Contractor. A thorough review of the SB721 Inspection Report by such a contractor, followed by an on-site evaluation, is essential to accurately establish the required scope of work and ensure that repairs are effectively addressed.

Balcony: Marginal Condition

 Non-Emergency Repairs Required

Balcony: Approximate Height

Greater than 6 ft

Balcony: Walking Surface Material

Concrete

Balcony: Rail Material

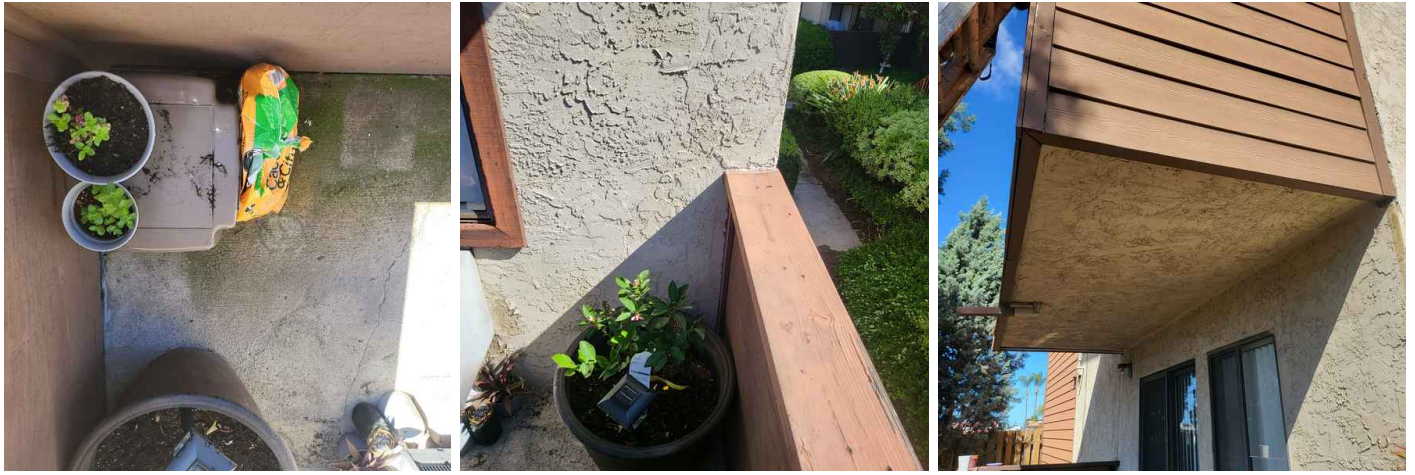
Wood

Balcony: Support Material

Wood

Balcony: *Balcony Inspection Image(s)





Condition evaluation

10.1.1 Overall Condition Evaluation

MARGINAL CONDITION

➔ Non-Emergency Repairs Required

Marginal Condition - Non-Emergency Repairs Required:

One or more components of this E3 group rated as Marginal, are deemed to be compromised and are not functioning as intended. This condition may evolve into a hazardous condition if unaddressed. The overall condition is determined by the component in the worst condition.

Recommendation

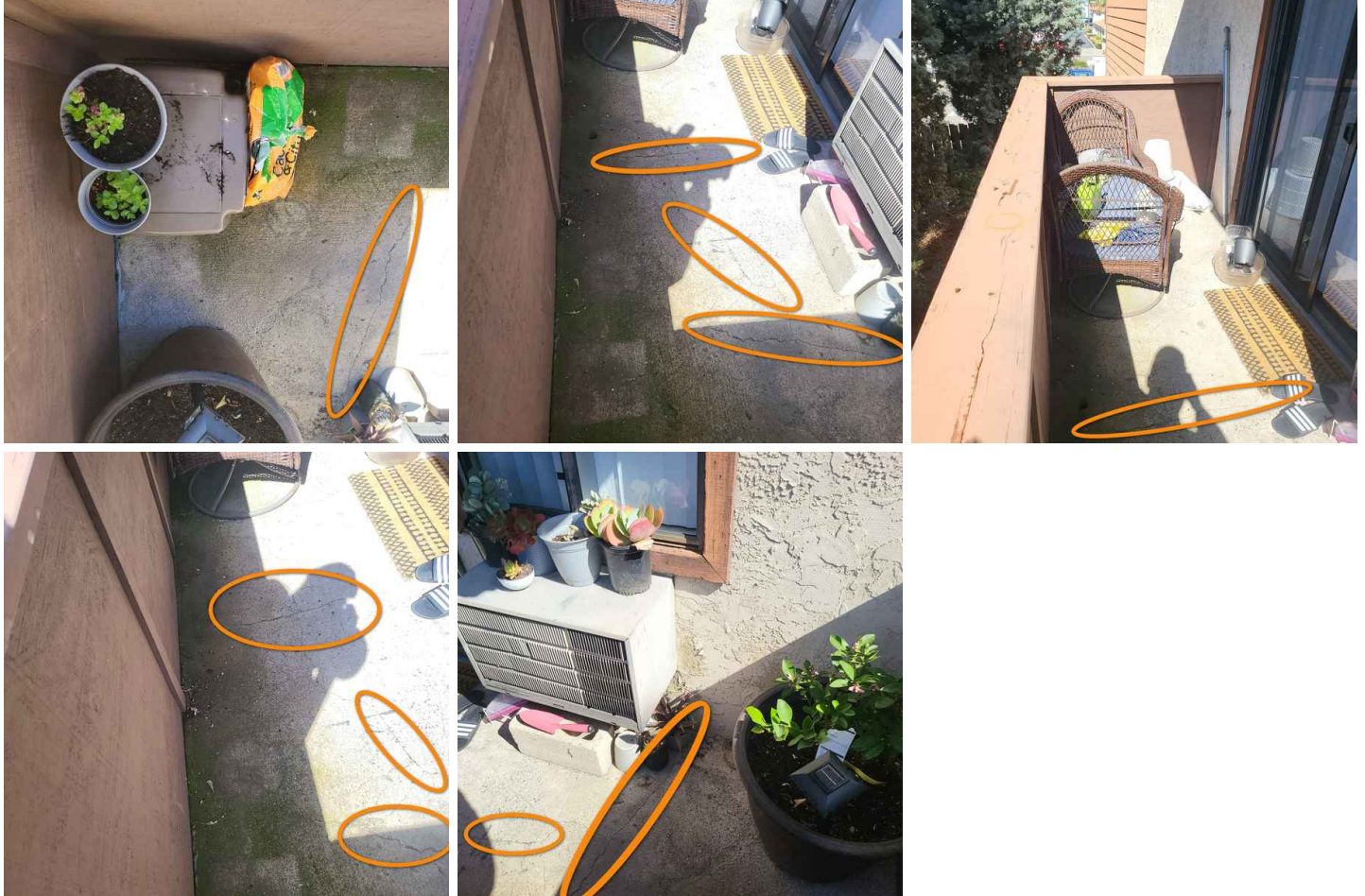
Contact a qualified professional.

10.2.1 Balcony

Non-Emergency Repairs Required

CRACK(S) IN DECK

There are cracks in several locations on the deck surface. These cracks may indicate potentially severe water intrusion. Water intrusion can lead to internal deterioration of materials and possible compromise of structural integrity over time. A Phase 2 Pre-721 Evaluation (P2PE) is recommended to determine the extent of any water damage via borescope inspection or larger investigative openings, and to formulate a detailed repair plan.



10.2.2 Balcony



CRACK(S) IN RAILING

There are cracks in the wooden railing. These cracks should be sealed with a waterproof sealant to prevent water and wood boring insect intrusion.



10.2.3 Balcony



UNSEALED PENETRATION(S) IN RAILING

There are unsealed penetrations in the wooden railing. These penetrations should be sealed with a waterproof sealant to prevent water and wood boring insect intrusion.

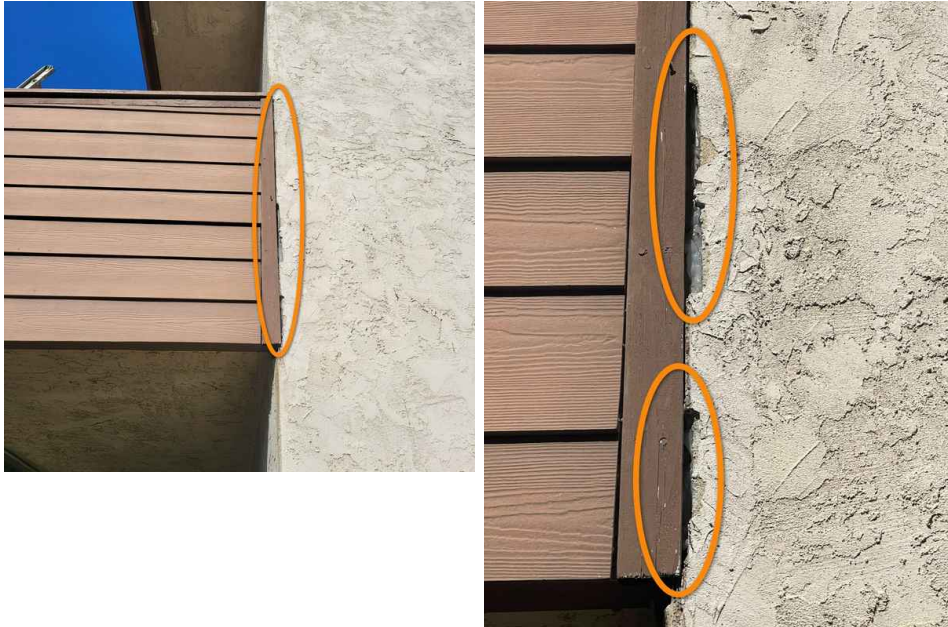


10.2.4 Balcony

Non-Emergency Repairs Required

UNSEALED RAILING CONNECTION(S)

There are openings at the connection between the railing and the supporting wall. These openings may indicate potentially severe water intrusion. Water intrusion can lead to internal deterioration of materials and possible compromise of structural integrity over time. A Phase 2 Pre-721 Evaluation (P2PE) is recommended to determine the extent of any water damage via borescope inspection or larger investigative openings, and to formulate a detailed repair plan.



10.2.5 Balcony

Pass

POOR DETAILING

There is a gap between the railing and decking. This gap should be sealed with a waterproof sealant to prevent water and wood boring insect intrusion.



10.2.6 Balcony

 Non-Emergency Repairs Required**MISSING DRAIN ASSEMBLY**

The deck is missing a drain assembly. Without a drain assembly the water is free to flow into the soffit rather than down the drain pipe. This water intrusion will lead to internal deterioration of materials and possible compromise of structural integrity over time. A Phase 2 Pre-721 Evaluation (P2PE) is recommended to determine the extent of any water damage via borescope inspection or larger investigative openings, and to formulate a detailed repair plan.



11: BUILDING 1: E3 BALCONY O-WEST

11.1	Overall Condition Evaluation
11.2	Balcony

Information

*Orientation Images

Balcony



Inspection Images Description

The following photographs illustrate the inspector's recorded observations of the E3 components' condition at the time of inspection. These images serve solely for identification and illustrative purposes and should not be interpreted as a comprehensive guide for defining the extent of necessary maintenance or repairs. They may not encompass all areas of the E3 requiring attention. For any emergency or non-emergency repairs, it is recommended to consult with a licensed and experienced General Contractor. A thorough review of the SB721 Inspection Report by such a contractor, followed by an on-site evaluation, is essential to accurately establish the required scope of work and ensure that repairs are effectively addressed.

Balcony: Marginal Condition

Balcony: Approximate Height

Balcony: Walking Surface Material

Non-Emergency Repairs Required

Greater than 6 ft

Composite

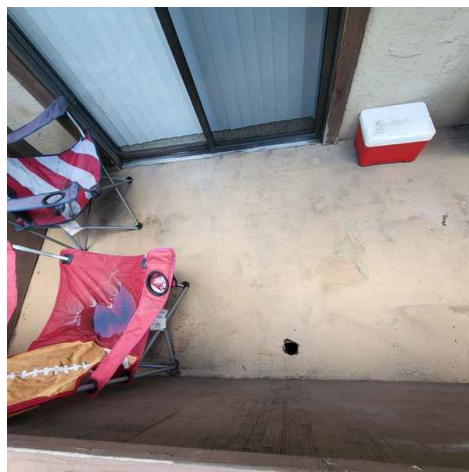
Balcony: Rail Material

Balcony: Support Material

Wood

Wood

Balcony: *Balcony Inspection Image(s)





Condition evaluation

11.1.1 Overall Condition Evaluation

MARGINAL CONDITION

Non-Emergency Repairs Required

Marginal Condition - Non-Emergency Repairs Required:

One or more components of this E3 group rated as Marginal, are deemed to be compromised and are not functioning as intended. This condition may evolve into a hazardous condition if unaddressed. The overall condition is determined by the component in the worst condition.

Recommendation

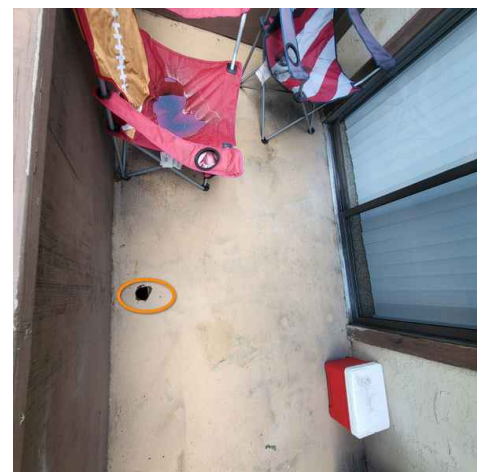
Contact a qualified professional.

11.2.1 Balcony

MISSING DRAIN ASSEMBLY

Non-Emergency Repairs Required

The deck is missing a drain assembly. Without a drain assembly the water is free to flow into the soffit rather than down the drain pipe. This water intrusion will lead to internal deterioration of materials and possible compromise of structural integrity over time. A Phase 2 Pre-721 Evaluation (P2PE) is recommended to determine the extent of any water damage via borescope inspection or larger investigative openings, and to formulate a detailed repair plan.



11.2.2 Balcony



UNSEALED DRAINAGE CONNECTION

There is an unsealed drainage pipe on the underside of the balcony. This connection should be sealed with a waterproof sealant to prevent wood boring insect intrusion.



11.2.3 Balcony



POOR DETAILING

There are gaps between the railing and decking and between the doorframe and decking. These gap should be sealed with a waterproof sealant to prevent water and wood boring insect intrusion.



11.2.4 Balcony



FASCIA SEPARATING FROM SOFFIT

One or more sections of the rim board and/or fascia have separated from the soffit on the underside of the balcony. The resulting gaps should be sealed with a waterproof sealant to prevent wood boring insect intrusion.



12: BUILDING 1: E3 BALCONY N-WEST

12.1	Overall Condition Evaluation
12.2	Balcony

Information

*Orientation Images

Balcony



Inspection Images Description

The following photographs illustrate the inspector's recorded observations of the E3 components' condition at the time of inspection. These images serve solely for identification and illustrative purposes and should not be interpreted as a comprehensive guide for defining the extent of necessary maintenance or repairs. They may not encompass all areas of the E3 requiring attention. For any emergency or non-emergency repairs, it is recommended to consult with a licensed and experienced General Contractor. A thorough review of the SB721 Inspection Report by such a contractor, followed by an on-site evaluation, is essential to accurately establish the required scope of work and ensure that repairs are effectively addressed.

Balcony: Marginal Condition

 Non-Emergency Repairs Required

Balcony: Approximate Height

Greater than 6 ft

Balcony: Walking Surface Material

Composite

Balcony: Rail Material

Wood

Balcony: Support Material

Wood

Balcony: *Balcony Inspection Image(s)



Limitations

Balcony

OBSTRUCTED VIEW

To perform a thorough P1PE it is necessary to visually inspect the walking surface of the balcony. The balcony is being used for personal storage. This storage area must be emptied to complete a visual inspection.

Condition evaluation

12.1.1 Overall Condition Evaluation

 Non-Emergency Repairs Required

MARGINAL CONDITION (VISUAL EVALUATION LIMITED)

Marginal Condition - Non-Emergency Repairs Required:

One or more components of this E3 group rated as Marginal, are deemed to be compromised and are not functioning as intended. This condition may evolve into a hazardous condition if unaddressed. The overall condition is determined by the component in the worst condition. One or more limitations prevented a complete visual evaluation of this E3 group. This group can be reevaluated during a phase 2 evaluation once the limitations have been addressed.

Recommendation

Contact a qualified professional.

12.2.1 Balcony

 Pass

UNSEALED DRAINAGE CONNECTION

There is an unsealed drainage pipe on the underside of the balcony. This connection should be sealed with a waterproof sealant to prevent wood boring insect intrusion.



12.2.2 Balcony

Non-Emergency Repairs Required

MISSING DRAIN ASSEMBLY

The deck is missing a drain assembly. Without a drain assembly the water is free to flow into the soffit rather than down the drain pipe. This water intrusion will lead to internal deterioration of materials and possible compromise of structural integrity over time. A Phase 2 Pre-721 Evaluation (P2PE) is recommended to determine the extent of any water damage via borescope inspection or larger investigative openings, and to formulate a detailed repair plan.

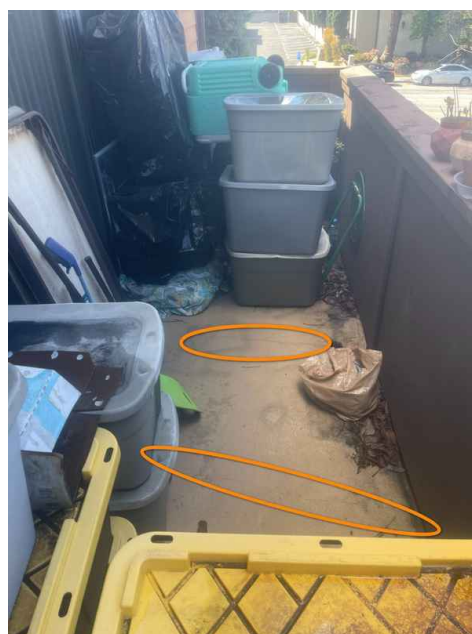


12.2.3 Balcony

Non-Emergency Repairs Required

CRACK(S) IN DECK

There are cracks in the decking, including a crack that intersects the missing drain assembly. These cracks could indicate potentially severe water intrusion. Water intrusion can lead to internal deterioration of materials and possible compromise of structural integrity over time. A Phase 2 Pre-721 Evaluation (P2PE) is recommended to determine the extent of any water damage via borescope inspection or larger investigative openings, and to formulate a detailed repair plan.



12.2.4 Balcony

**FASCIA SEPARATING FROM SOFFIT**

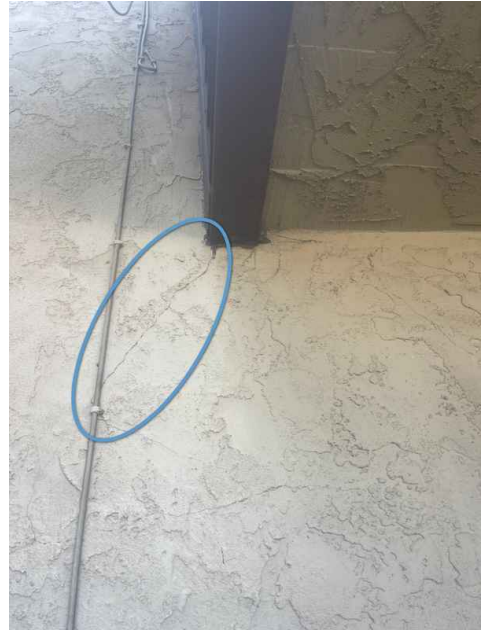
One or more sections of the rim board and/or fascia have separated from the soffit on the underside of the balcony. The resulting gaps should be sealed with a waterproof sealant to prevent wood boring insect intrusion.



12.2.5 Balcony

**CRACK(S) IN SUPPORTING WALL**

There is a crack in the supporting wall on the underside of the balcony. This crack should be sealed with a waterproof sealant to prevent water and wood boring insect intrusion.



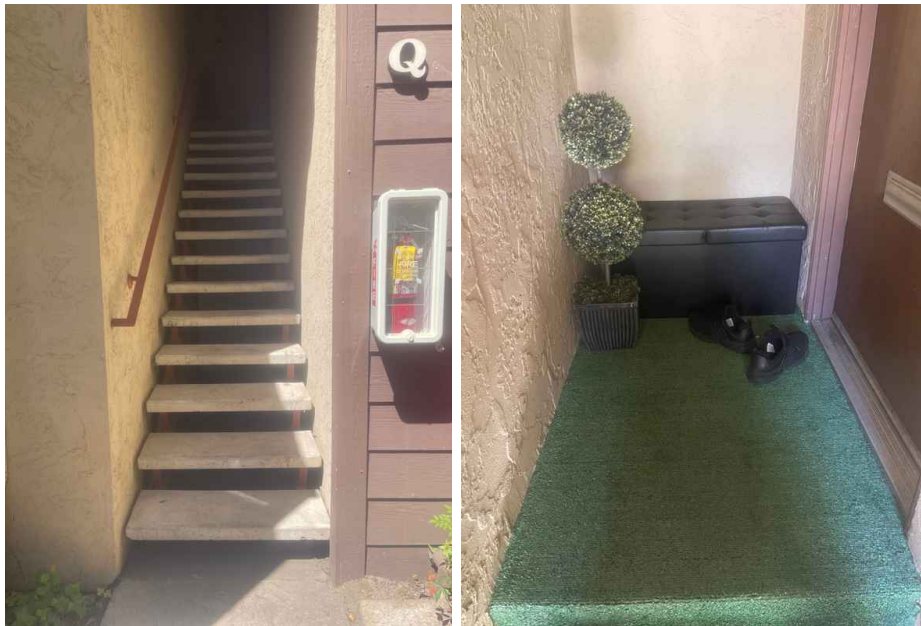
13: BUILDING 1: E3 GROUP - STAIRWAY Q

13.1	Overall Condition Evaluation
13.2	Stairway
13.3	Entry Structure

Information

*Orientation Images

Stairway, Entry Structure



Inspection Images Description

The following photographs illustrate the inspector's recorded observations of the E3 components' condition at the time of inspection. These images serve solely for identification and illustrative purposes and should not be interpreted as a comprehensive guide for defining the extent of necessary maintenance or repairs. They may not encompass all areas of the E3 requiring attention. For any emergency or non-emergency repairs, it is recommended to consult with a licensed and experienced General Contractor. A thorough review of the SB721 Inspection Report by such a contractor, followed by an on-site evaluation, is essential to accurately establish the required scope of work and ensure that repairs are effectively addressed.

Stairway: Good Condition



Stairway: Approximate Height

Greater than 6 ft

Stairway: Number of Treads

15

Stairway: Rail Material

Steel

Stairway: Stringer Material

Steel

Stairway: Tread material

Pre-Cast Concrete

Stairway: *Stairway Inspection Image(s)



Entry Structure: Good Condition



Entry Structure: Approximate Height

Greater than 6 ft

Entry Structure: Rail Material

Not Applicable, None

Entry Structure: Walking Surface Material

Obstructed View, Unknown

Entry Structure: Support Material

Wood

Entry Structure: *Entry Structure Inspection Image(s)

Inspector's Notes:



Limitations

Stairway

UNDERSIDE OF STAIRWAY INACCESSIBLE

The underside of the stairway was inaccessible and as such could not be inspected.

Entry Structure

WALKING SURFACE OBSCURED

The walking surface was obscured by faux grass floor covering and as such could not be fully inspected.

Entry Structure

UNDERSIDE OF ENTRY STRUCTURE INACCESSIBLE

Underside of the entry structure is being used for storage. There was a security door which was locked, preventing access and full visual inspection.

Condition evaluation

13.1.1 Overall Condition Evaluation



ACCEPTABLE CONDITION (LIMITED VISUAL EVALUATION)

Acceptable Condition - Limited:

E3 groups and their components rated as Acceptable are deemed to be functioning as intended, requiring minimal, if any, maintenance to ensure continued performance until the next inspection cycle or 6 years. The overall condition is determined by the component in the worst condition. One or more limitations prevented a complete visual evaluation of this E3 group. This group can be reevaluated during a phase 2 evaluation once the limitations have been addressed.

14: BUILDING 1: E3 GROUP - STAIRWAY OP

14.1	Overall Condition Evaluation
14.2	Stairway
14.3	Landing
14.4	Entry Structure

Information

*Orientation Images

Landing, Stairway, Entry Structure

E3 group consists of two 7 tread stairways with a two platform landing between them, ending in an entry structure. Informational comments regarding both stairways and landing platforms can be found in the stairway and landing subsections respectively.



Inspection Images Description

The following photographs illustrate the inspector's recorded observations of the E3 components' condition at the time of inspection. These images serve solely for identification and illustrative purposes and should not be interpreted as a comprehensive guide for defining the extent of necessary maintenance or repairs. They may not encompass all areas of the E3 requiring attention. For any emergency or non-emergency repairs, it is recommended to consult with a licensed and experienced General Contractor. A thorough review of the SB721 Inspection Report by such a contractor, followed by an on-site evaluation, is essential to accurately establish the required scope of work and ensure that repairs are effectively addressed.

Stairway: Good Condition



Stairway: Approximate Height

Greater than 6 ft

Stairway: Number of Treads

7 treads each, 14 treads total.

Stairway: Rail Material

Steel

Stairway: Stringer Material

Steel

Stairway: Tread material

Pre-Cast Concrete

Stairway: *Stairway Inspection Image(s)



Landing: Acceptable Condition



Landing: Approximate Height
> 6 ft

Landing: Rail Material
Steel

Landing: *Landing Inspection Image(s)

Landing: Walking Surface Material
Concrete

Landing: Support Material
Steel

Entry Structure: Acceptable Condition

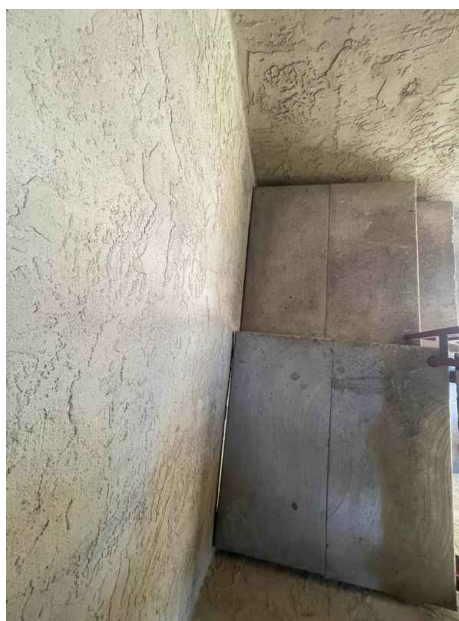


Entry Structure: Approximate Height
Greater than 6 ft

Entry Structure: Walking Surface Material
Composite

Entry Structure: Rail Material
Wood

Entry Structure: Support Material
Wood



Entry Structure: *Entry Structure Inspection Image(s)

Inspector's Notes:



Condition evaluation

14.1.1 Overall Condition Evaluation

ACCEPTABLE CONDITION



Acceptable Condition - Pass:

E3 groups and their components rated as Acceptable are deemed to be functioning as intended, requiring minimal, if any, maintenance to ensure continued performance until the next inspection cycle or 6 years. The overall condition is determined by the component in the worst condition.

14.3.1 Landing

UNSEALED RAILING ATTACHMENT(S)



There is an unsealed attachment between railing and the second landing platform. This attachment should be sealed with a waterproof sealant.

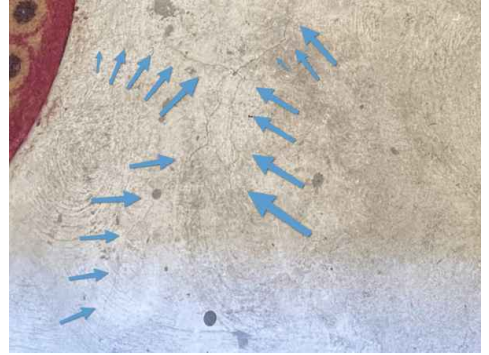


14.4.1 Entry Structure

Non-Emergency Repairs Required

CRACK(S) IN DECK

There are cracks in the tops and side of the entry structure's walking surface. These cracks may indicate underlying structural compromise. A Phase 2 Pre-721 Evaluation (P2PE) is recommended to determine the extent of any damage via borescope inspection or larger investigative openings, and to formulate a detailed repair plan.

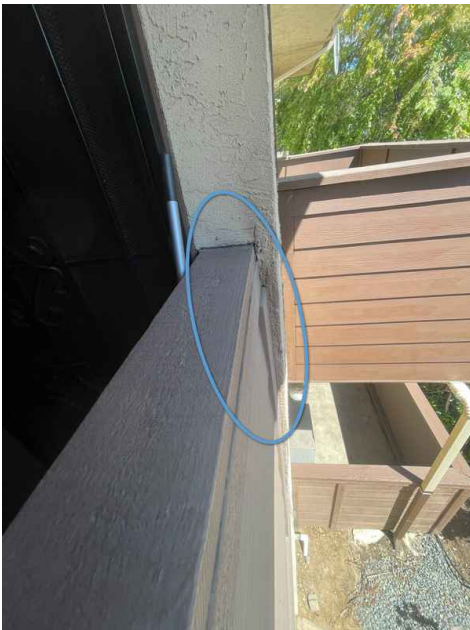


14.4.2 Entry Structure



UNSEALED RAILING CONNECTION(S)

There are unsealed connections between the railing and the wall. These connections should be sealed with a waterproof sealant to prevent water and wood boring insect intrusion.



15: BUILDING 1: E3 GROUP - STAIRWAY MN

15.1	Overall Condition Evaluation
15.2	Stairway
15.3	Landing
15.4	Entry Structure

Information

*Orientation Images

Stairway, Landing, Entry Structure

E3 group consists of two 7 tread stairways with a two platform landing between them, ending in an entry structure. Informational comments regarding both stairways and landing platforms can be found in the stairway and landing subsections respectively.



Inspection Images Description

The following photographs illustrate the inspector's recorded observations of the E3 components' condition at the time of inspection. These images serve solely for identification and illustrative purposes and should not be interpreted as a comprehensive guide for defining the extent of necessary maintenance or repairs. They may not encompass all areas of the E3 requiring attention. For any emergency or non-emergency repairs, it is recommended to consult with a licensed and experienced General Contractor. A thorough review of the SB721 Inspection Report by such a contractor, followed by an on-site evaluation, is essential to accurately establish the required scope of work and ensure that repairs are effectively addressed.

Stairway: Good Condition



Stairway: Approximate Height

Greater than 6 ft

Stairway: Number of Treads

7 treads each, 14 treads total.

Stairway: Rail Material

Steel

Stairway: Stringer Material

Steel

Stairway: Tread material

Pre-Cast Concrete

Stairway: *Stairway Inspection Image(s)



Landing: Acceptable Condition



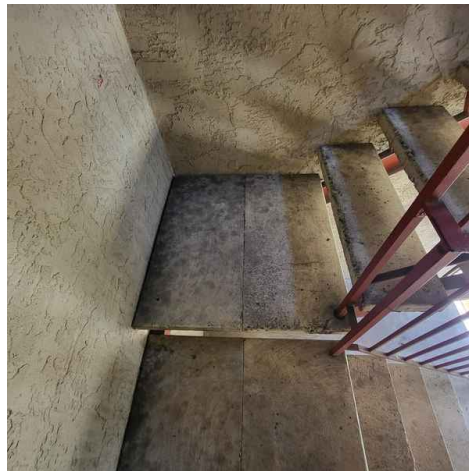
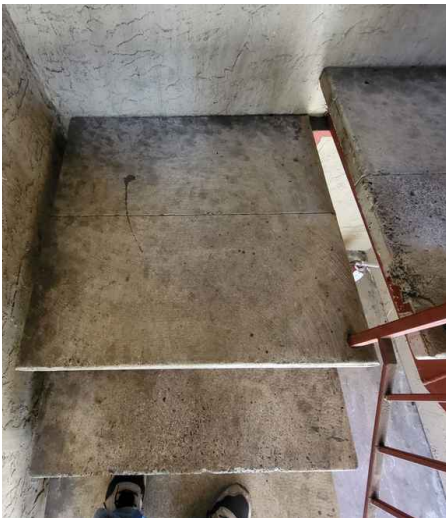
Landing: Approximate Height
Greater than 6 ft

Landing: Rail Material
Steel

Landing: Walking Surface Material
Concrete

Landing: Support Material
Steel, Steel

Landing: *Landing Inspection Image(s)



Entry Structure: Acceptable Condition

Entry Structure: Approximate Height
Greater than 6 ft

Entry Structure: Walking Surface Material
Composite

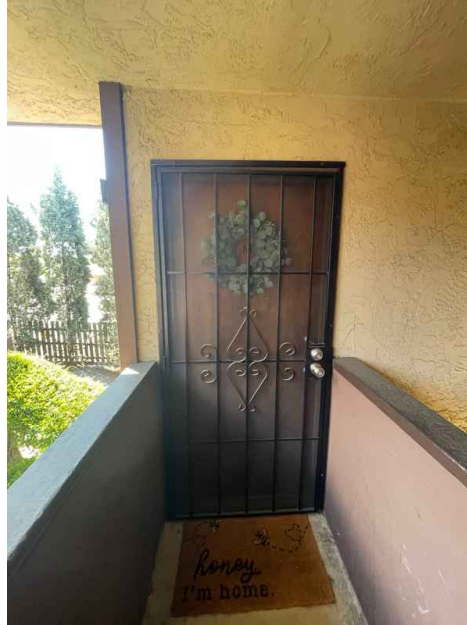
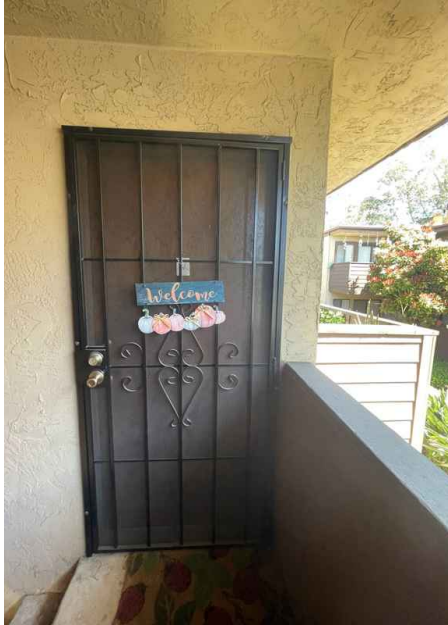


Entry Structure: Rail Material
Wood

Entry Structure: Support Material
Wood

Entry Structure: *Entry Structure Inspection Image(s)

Inspector's Notes:



Condition evaluation

15.1.1 Overall Condition Evaluation

ACCEPTABLE CONDITION



Acceptable Condition - Pass:

E3 groups and their components rated as Acceptable are deemed to be functioning as intended, requiring minimal, if any, maintenance to ensure continued performance until the next inspection cycle or 6 years. The overall condition is determined by the component in the worst condition.

15.3.1 Landing



UNSEALED RAILING ATTACHMENT(S)

There is an unsealed attachment between railing and the second landing platform. This attachment should be sealed with a waterproof sealant to prevent water intrusion.



15.3.2 Landing



CRACK(S) IN LANDING

There is minor cracking in one or more slabs of the landing. At a minimum, the affected slabs should be replaced. If not replaced a reinspection is recommended in 2 years.



15.4.1 Entry Structure



CRACK(S) IN SUPPORTING WALL

There is a crack in the supporting wall. This crack should be sealed with a waterproof sealant to prevent water and wood boring insect intrusion.



16: BUILDING 2: E3 BALCONY H

16.1	Overall Condition Evaluation
16.2	Balcony

Information

*Orientation Images

Balcony



Inspection Images Description

The following photographs illustrate the inspector's recorded observations of the E3 components' condition at the time of inspection. These images serve solely for identification and illustrative purposes and should not be interpreted as a comprehensive guide for defining the extent of necessary maintenance or repairs. They may not encompass all areas of the E3 requiring attention. For any emergency or non-emergency repairs, it is recommended to consult with a licensed and experienced General Contractor. A thorough review of the SB721 Inspection Report by such a contractor, followed by an on-site evaluation, is essential to accurately establish the required scope of work and ensure that repairs are effectively addressed.

Balcony: Marginal Condition

Non-Emergency Repairs Required

Balcony: Approximate Height

Greater than 6 ft

Balcony: Walking Surface Material

Composite

Balcony: Rail Material

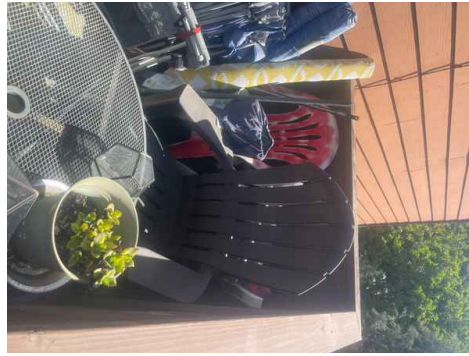
Wood

Balcony: Support Material

Wood

Balcony: *Balcony Inspection Image(s)





Limitations

Balcony

OBSTRUCTED VIEW

To perform a thorough P1PE it is necessary to visually inspect the walking surface of the balcony. The balcony is being used for personal storage. This storage area must be emptied to complete a visual inspection.

Condition evaluation

16.1.1 Overall Condition Evaluation

MARGINAL CONDITION (VISUAL EVALUATION LIMITED)

Non-Emergency Repairs Required

Marginal Condition - Non-Emergency Repairs Required:

One or more components of this E3 group rated as Marginal, are deemed to be compromised and are not functioning as intended. This condition may evolve into a hazardous condition if unaddressed. The overall condition is determined by the component in the worst condition. One or more limitations prevented a complete visual evaluation of this E3 group. This group can be reevaluated during a phase 2 evaluation once the limitations have been addressed.

Recommendation

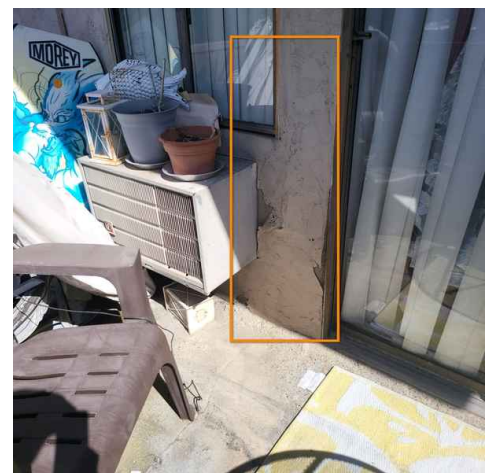
Contact a qualified professional.

16.2.1 Balcony

DETERIORATING STUCCO ON SUPPORTING WALL

Non-Emergency Repairs Required

The stucco on the supporting wall has water damage and is deteriorating. A Phase 2 Pre-721 Evaluation (P2PE) is recommended to determine the extent of any water damage via borescope inspection or larger investigative openings, and to formulate a detailed repair plan.

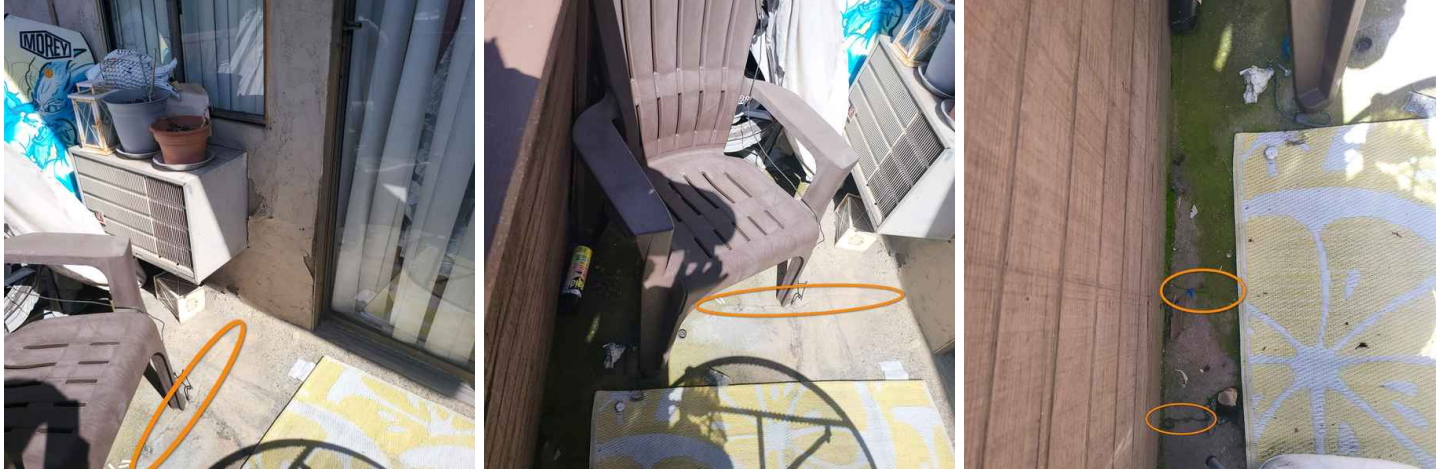


16.2.2 Balcony

Non-Emergency Repairs Required

CRACK(S) IN DECK

There are cracks in several locations on the deck surface. These cracks may indicate potentially severe water intrusion. Water intrusion can lead to internal deterioration of materials and possible compromise of structural integrity over time. A Phase 2 Pre-721 Evaluation (P2PE) is recommended to determine the extent of any water damage via borescope inspection or larger investigative openings, and to formulate a detailed repair plan.



16.2.3 Balcony

Non-Emergency Repairs Required

TRIM SEPARATING FROM WATER DAMAGED PANELING

There are openings in the wooden railing due to trim separating from water damaged paneling. A Phase 2 Pre-721 Evaluation (P2PE) is recommended to determine the extent of any water damage via borescope inspection or larger investigative openings, and to formulate a detailed repair plan.



16.2.4 Balcony



OPENING IN STUCCO

There is an opening in the stucco on the underside of balcony. This opening should be sealed with a waterproof sealant to prevent wood boring insect intrusion.



16.2.5 Balcony



DAMAGED SOFFIT

There is evidence of water damaged stucco. Water intrusion can lead to internal deterioration of materials and possible compromise of structural integrity over time. A Phase 2 Pre-721 Evaluation (P2PE) is recommended to determine the extent of any water damage via borescope inspection or larger investigative openings, and to formulate a detailed repair plan.



16.2.6 Balcony



DISCONNECTED DRAIN SPOUT

The drain spout on the underside of the balcony is disconnected. Water is seeping through the stucco. Water intrusion can lead to internal deterioration of materials and possible compromise of structural integrity over time. A Phase 2 Pre-721 Evaluation (P2PE) is recommended to determine the extent of any water damage via borescope inspection or larger investigative openings, and to formulate a detailed repair plan.



16.2.7 Balcony

 Non-Emergency Repairs Required**MISSING DRAIN ASSEMBLY**

The deck is missing a drain assembly. Without a drain assembly the water is free to flow into the soffit rather than down the drain pipe. This water intrusion will lead to internal deterioration of materials and possible compromise of structural integrity over time. A Phase 2 Pre-721 Evaluation (P2PE) is recommended to determine the extent of any water damage via borescope inspection or larger investigative openings, and to formulate a detailed repair plan.



17: BUILDING 2: E3 BALCONY G

17.1	Overall Condition Evaluation
17.2	Balcony

Information

*Orientation Images

Balcony



Inspection Images Description

The following photographs illustrate the inspector's recorded observations of the E3 components' condition at the time of inspection. These images serve solely for identification and illustrative purposes and should not be interpreted as a comprehensive guide for defining the extent of necessary maintenance or repairs. They may not encompass all areas of the E3 requiring attention. For any emergency or non-emergency repairs, it is recommended to consult with a licensed and experienced General Contractor. A thorough review of the SB721 Inspection Report by such a contractor, followed by an on-site evaluation, is essential to accurately establish the required scope of work and ensure that repairs are effectively addressed.

Balcony: Acceptable Condition



Balcony: Approximate Height

Greater than 6 ft

Balcony: Walking Surface Material

Composite

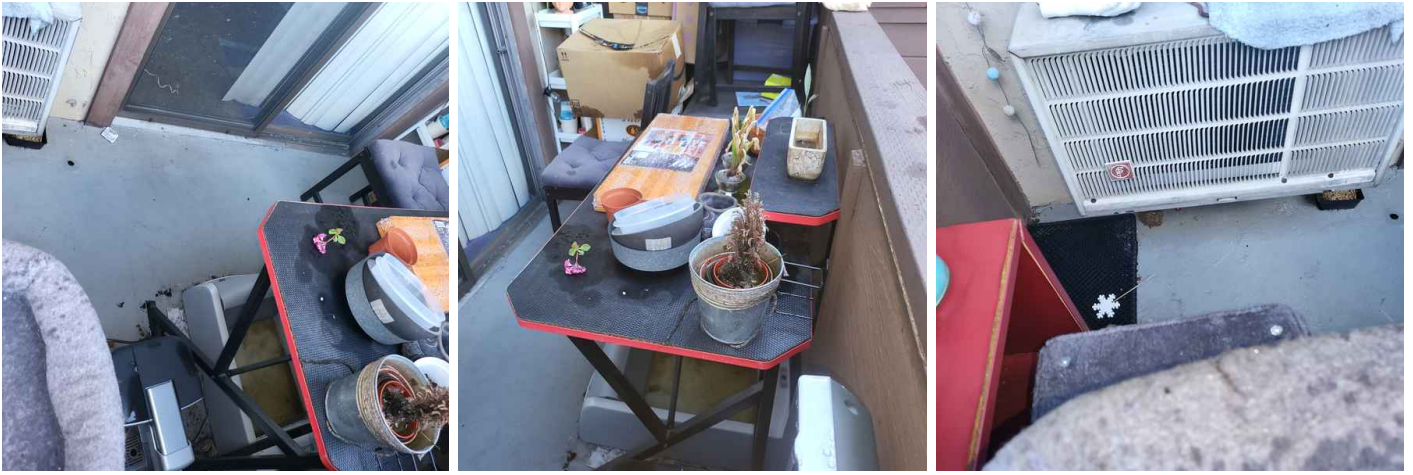
Balcony: Rail Material

Wood

Balcony: Support Material

Wood

Balcony: *Balcony Inspection Image(s)



Limitations

Balcony

OBSTRUCTED VIEW

To perform a thorough P1PE it is necessary to visually inspect the walking surface of the balcony. The balcony is being used for personal storage. This storage area must be emptied to complete a visual inspection.

Condition evaluation

17.1.1 Overall Condition Evaluation



ACCEPTABLE CONDITION (LIMITED VISUAL EVALUATION)

Acceptable Condition - Limited:

E3 groups and their components rated as Acceptable are deemed to be functioning as intended, requiring minimal, if any, maintenance to ensure continued performance until the next inspection cycle or 6 years. The overall condition is determined by the component in the worst condition. One or more limitations prevented a complete visual evaluation of this E3 group. This group can be reevaluated during a phase 2 evaluation once the limitations have been addressed.

17.2.1 Balcony



POOR DETAILING

There are openings at the connection between the plywood and trim on the outside of the balcony. These openings should be sealed.



17.2.2 Balcony



CRACK(S) IN SUPPORTING WALL

There are cracks in the supporting wall. These cracks should be sealed.



17.2.3 Balcony



UNSEALED DRAINAGE CONNECTION

There is an unsealed drainage pipe on the underside of the balcony. This connection should be sealed with a waterproof sealant to prevent wood boring insect intrusion.



18: BUILDING 2: E3 BALCONY F-1

18.1	Overall Condition Evaluation
18.2	Balcony

Information

*Orientation Images

Balcony



Inspection Images Description

The following photographs illustrate the inspector's recorded observations of the E3 components' condition at the time of inspection. These images serve solely for identification and illustrative purposes and should not be interpreted as a comprehensive guide for defining the extent of necessary maintenance or repairs. They may not encompass all areas of the E3 requiring attention. For any emergency or non-emergency repairs, it is recommended to consult with a licensed and experienced General Contractor. A thorough review of the SB721 Inspection Report by such a contractor, followed by an on-site evaluation, is essential to accurately establish the required scope of work and ensure that repairs are effectively addressed.

Balcony: Acceptable Condition



Balcony: Approximate Height

Greater than 6 ft

Balcony: Walking Surface Material

Composite

Balcony: Rail Material

Wood

Balcony: Support Material

Wood

Balcony: *Balcony Inspection Image(s)



Limitations

Balcony

OBSTRUCTED VIEW

To perform a thorough P1PE it is necessary to visually inspect the walking surface of the balcony. The balcony is being used for personal storage. This storage area must be emptied to complete a visual inspection.

Condition evaluation

18.1.1 Overall Condition Evaluation

ACCEPTABLE CONDITION (LIMITED VISUAL EVALUATION)



Acceptable Condition - Limited:

E3 groups and their components rated as Acceptable are deemed to be functioning as intended, requiring minimal, if any, maintenance to ensure continued performance until the next inspection cycle or 6 years. The overall condition is determined by the component in the worst condition. One or more limitations prevented a complete visual evaluation of this E3 group. This group can be reevaluated during a phase 2 evaluation once the limitations have been addressed.

19: BUILDING 2: E3 BALCONY E

19.1	Overall Condition Evaluation
19.2	Balcony

Information

*Orientation Images

Balcony



Inspection Images Description

The following photographs illustrate the inspector's recorded observations of the E3 components' condition at the time of inspection. These images serve solely for identification and illustrative purposes and should not be interpreted as a comprehensive guide for defining the extent of necessary maintenance or repairs. They may not encompass all areas of the E3 requiring attention. For any emergency or non-emergency repairs, it is recommended to consult with a licensed and experienced General Contractor. A thorough review of the SB721 Inspection Report by such a contractor, followed by an on-site evaluation, is essential to accurately establish the required scope of work and ensure that repairs are effectively addressed.

Balcony: Acceptable Condition



Balcony: Approximate Height

Greater than 6 ft

Balcony: Rail Material

Wood

Balcony: Walking Surface Material

Composite

Balcony: Support Material

Wood

Balcony: *Balcony Inspection Image(s)



Condition evaluation

19.1.1 Overall Condition Evaluation

ACCEPTABLE CONDITION



Acceptable Condition - Pass:

E3 groups and their components rated as Acceptable are deemed to be functioning as intended, requiring minimal, if any, maintenance to ensure continued performance until the next inspection cycle or 6 years. The overall condition is determined by the component in the worst condition.

19.2.1 Balcony



POOLING

There is pooling on the deck. Deck may need to be leveled to ensure proper drainage and prevent water intrusion.

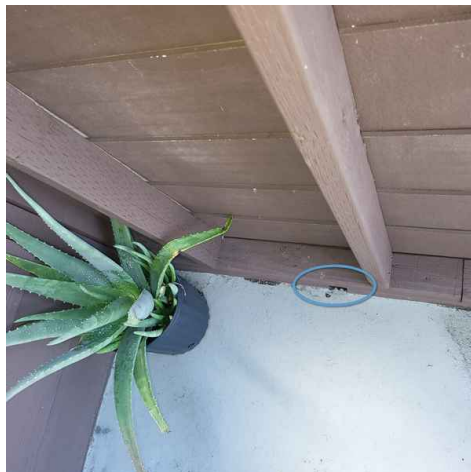


19.2.2 Balcony



POOR DETAILING

There are minor openings at the connections between the railing and deck surface and between the doorsill and deck. These openings should be sealed with a waterproof sealant to prevent water and wood boring insect intrusion.



19.2.3 Balcony



FASCIA SEPARATING FROM SOFFIT

One or more sections of the rim board and/or fascia on the underside of the balcony have separated from the soffit. The resulting gaps should be sealed with a waterproof sealant to prevent water and wood boring insect intrusion.

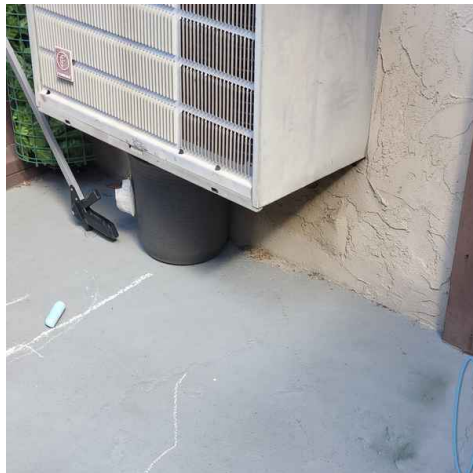


19.2.4 Balcony



CRACK(S) IN DECK

There is a crack in the deck surface. This crack should be sealed with a waterproof sealant to prevent water intrusion.



20: BUILDING 2: E3 BALCONY F-2

20.1	Overall Condition Evaluation
20.2	Balcony

Information

*Orientation Images

Balcony



Inspection Images Description

The following photographs illustrate the inspector's recorded observations of the E3 components' condition at the time of inspection. These images serve solely for identification and illustrative purposes and should not be interpreted as a comprehensive guide for defining the extent of necessary maintenance or repairs. They may not encompass all areas of the E3 requiring attention. For any emergency or non-emergency repairs, it is recommended to consult with a licensed and experienced General Contractor. A thorough review of the SB721 Inspection Report by such a contractor, followed by an on-site evaluation, is essential to accurately establish the required scope of work and ensure that repairs are effectively addressed.

Balcony: Acceptable Condition



Balcony: Approximate Height

Greater than 6 ft

Balcony: Walking Surface Material

Concrete

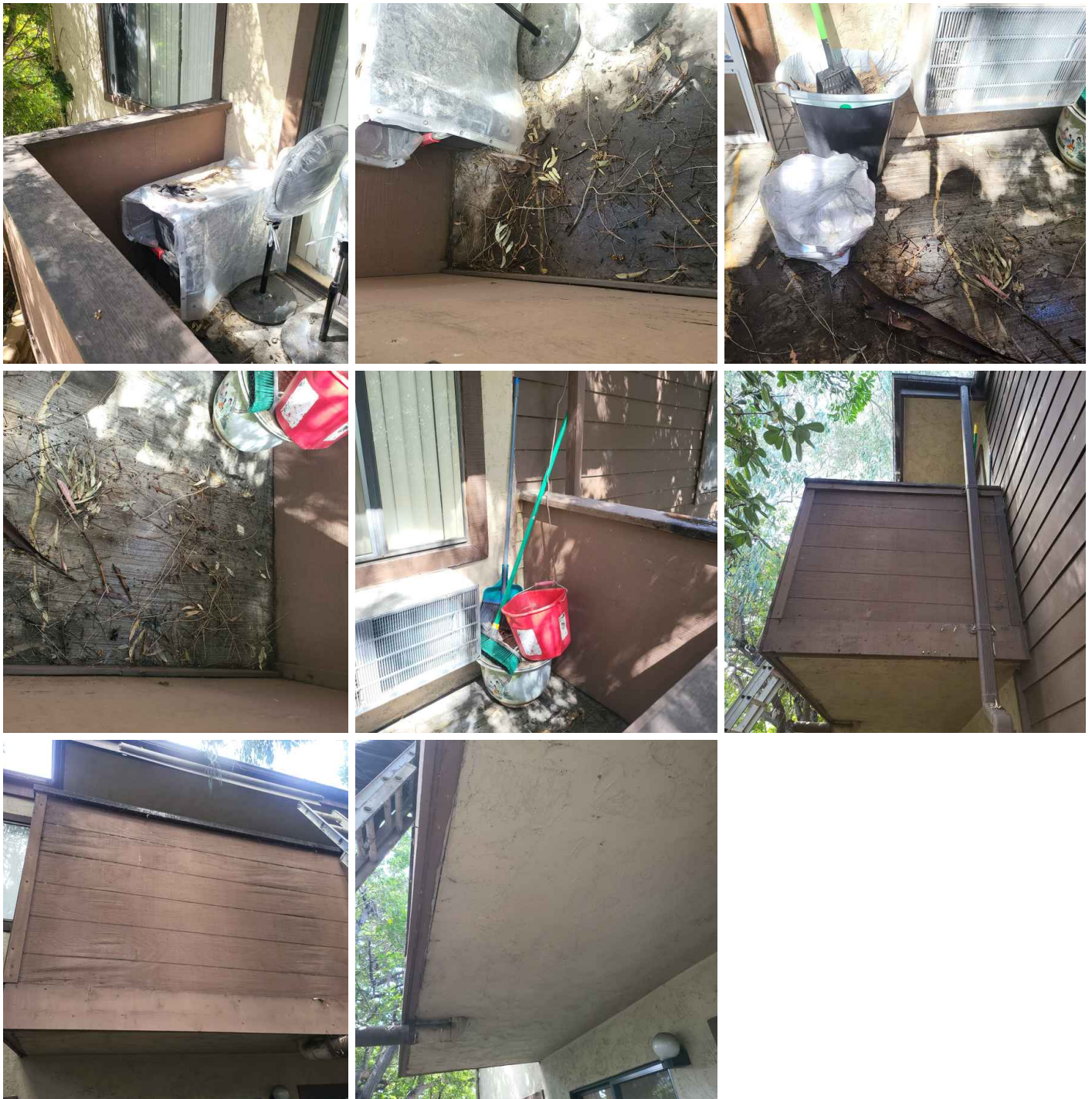
Balcony: Rail Material

Wood

Balcony: Support Material

Wood

Balcony: *Balcony Inspection Image(s)



Limitations

Balcony

OBSTRUCTED VIEW

To perform a thorough P1PE it is necessary to visually inspect the walking surface of the balcony. The balcony is covered in debris. This area must be cleared to complete a visual inspection.

Condition evaluation

20.1.1 Overall Condition Evaluation



ACCEPTABLE CONDITION (LIMITED VISUAL EVALUATION)

Acceptable Condition - Limited:

E3 groups and their components rated as Acceptable are deemed to be functioning as intended, requiring minimal, if any, maintenance to ensure continued performance until the next inspection cycle or 6 years. The overall condition is determined by the component in the worst condition. One or more limitations prevented a complete visual evaluation of this E3 group. This group can be reevaluated during a phase 2 evaluation once the limitations have been addressed.

20.2.1 Balcony



FASCIA SEPARATING FROM SOFFIT

One or more sections of the rim board and/or fascia on the underside of the balcony have separated from the soffit. The resulting gaps should be sealed with a waterproof sealant to prevent wood boring insect intrusion.



20.2.2 Balcony



UNSEALED DRAINAGE CONNECTION

There is an unsealed drainage pipe on the underside of the balcony. This connection should be sealed with a waterproof sealant to prevent wood boring insect intrusion.



20.2.3 Balcony



DAMAGED PANELING

Balcony paneling and trim of the railing is showing signs of water damage. The paneling on the outside of the railing is warped and delaminated. This paneling should be replaced.



21: BUILDING 2: E3 GROUP - STAIRWAY H

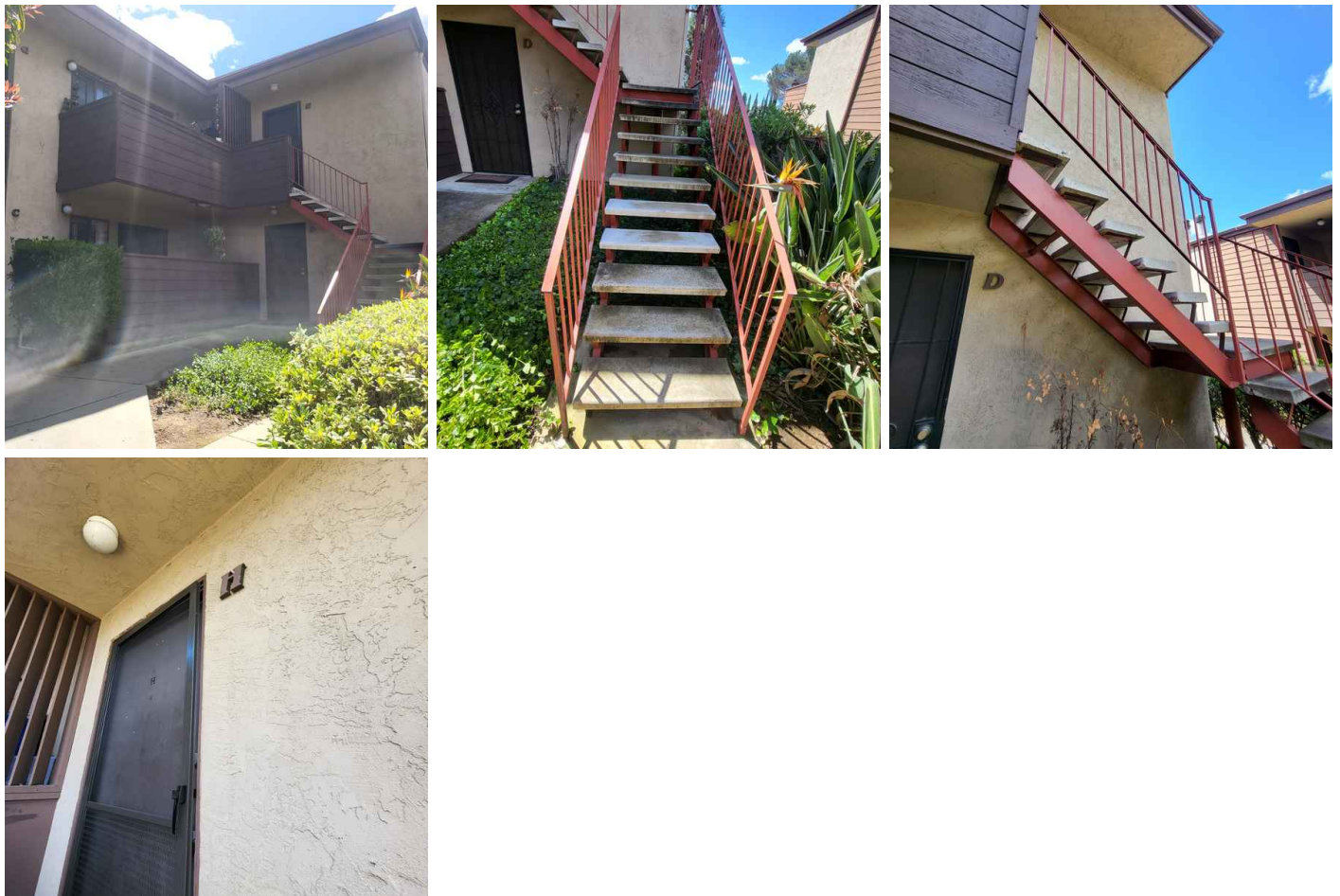
21.1	Overall Condition Evaluation
21.2	Stairway
21.3	Landing
21.4	Entry Structure

Information

*Orientation Images

Stairway, Entry Structure

E3 group consists of two stairways with a single platform landing between them, ending in an entry structure. The first stairway has 11 treads and the second has 7 treads. Informational comments regarding both stairways can be found in the stairway and landing subsections respectively.



Inspection Images Description

The following photographs illustrate the inspector's recorded observations of the E3 components' condition at the time of inspection. These images serve solely for identification and illustrative purposes and should not be interpreted as a comprehensive guide for defining the extent of necessary maintenance or repairs. They may not encompass all areas of the E3 requiring attention. For any emergency or non-emergency repairs, it is recommended to consult with a licensed and experienced General Contractor. A thorough review of the SB721 Inspection Report by such a contractor, followed by an on-site evaluation, is essential to accurately establish the required scope of work and ensure that repairs are effectively addressed.

Stairway: Marginal Condition

Stairway: Approximate Height
Greater than 6

Stairway: Number of Treads

Non-Emergency Repairs Required

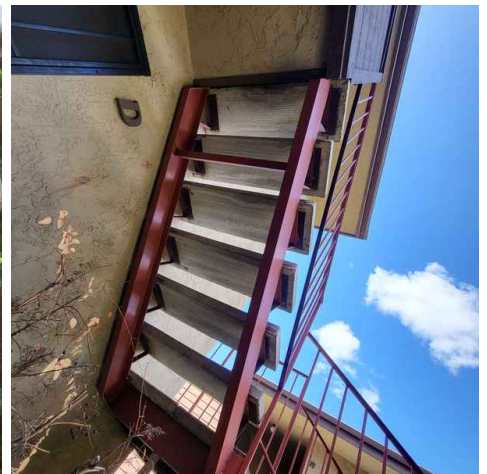
11 treads, 7 treads. 18 treads total.

Stairway: Rail Material
Steel

Stairway: Stringer Material
Steel

Stairway: Tread material
Pre-Cast Concrete

Stairway: *Stairway Inspection Image(s)



Landing: Acceptable Condition

Landing: Approximate Height
Greater than 6 ft

Landing: Walking Surface Material
Concrete



Landing: Rail Material
Steel

Landing: Support Material
Steel, Steel

Landing: *Landing Inspection Image(s)



Entry Structure: Acceptable Condition



Entry Structure: Approximate Height

Greater than 6 ft

Entry Structure: Rail Material

Wood

Entry Structure: Walking Surface Material

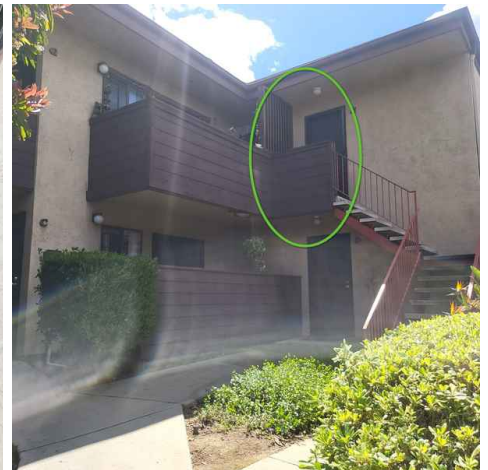
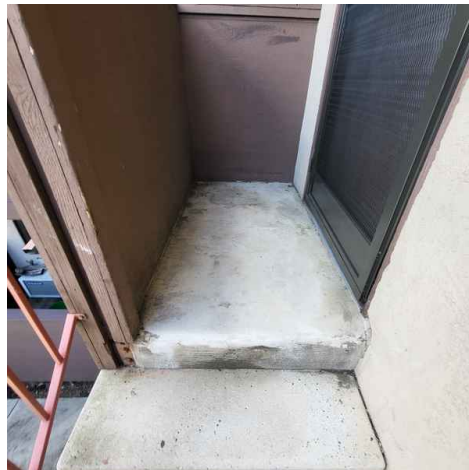
Composite

Entry Structure: Support Material

Wood

Entry Structure: *Entry Structure Inspection Image(s)

Inspector's Notes:



Condition evaluation

21.1.1 Overall Condition Evaluation

Non-Emergency Repairs Required

MARGINAL CONDITION

Marginal Condition - Non-Emergency Repairs Required:

One or more components of this E3 group rated as Marginal, are deemed to be compromised and are not functioning as intended. This condition may evolve into a hazardous condition if unaddressed. The overall condition is determined by the component in the worst condition.

Recommendation

Contact a qualified professional.

21.2.1 Stairway

Pass

DAMAGED TREADS (MINORITY)

Approximately 4 of 18 treads contain cracks or breakages. Most if not all of the stair treads seem to be the same age. At a minimum, the affected tread should be replaced. If not replaced a reinspection is recommended in 2 years.

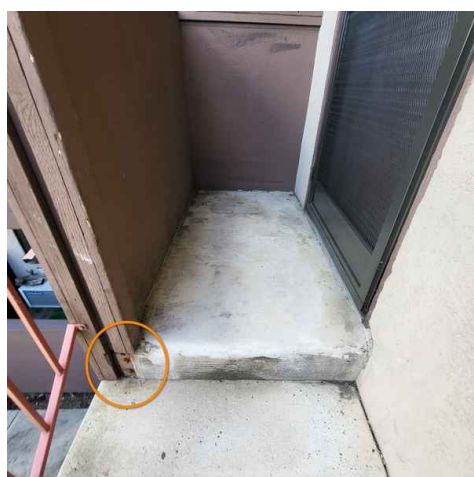


21.2.2 Stairway

Non-Emergency Repairs Required

DAMAGED STRINGER ATTACHMENT(S)

Stairway is structurally compromised where the the stair stringer attaches to the entry structure. Corrosion and dry rot/termite damage are present in surrounding wood and indicates potentially severe water intrusion. A Phase 2 Pre-721 Evaluation (P2PE) is recommended to determine the extent of any water damage via borescope inspection or larger investigative openings, and to formulate a detailed repair plan.



21.3.1 Landing



CRACK(S) IN LANDING

There is minor cracking in one or more slabs of the landing. At a minimum, the affected slabs should be replaced. If not replaced a reinspection is recommended in 2 years.

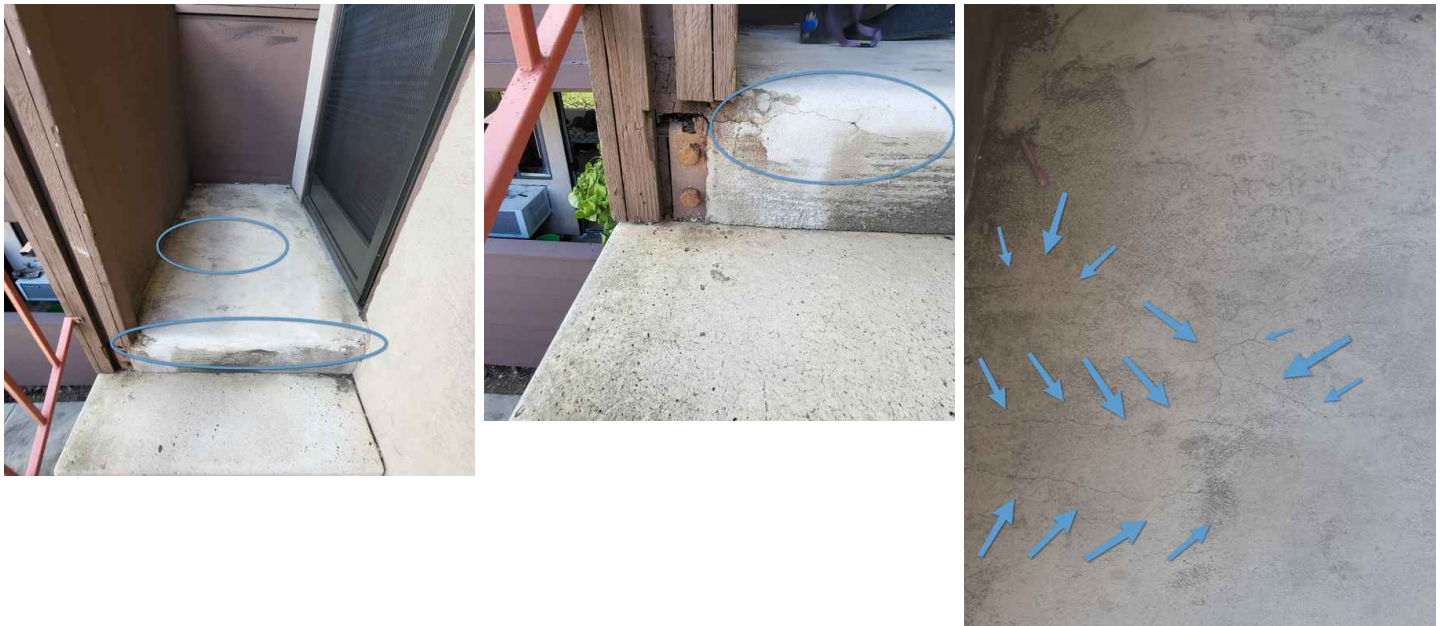


21.4.1 Entry Structure



CRACK(S) IN DECK

There are cracks in the tops and side of the entry structure's walking surface. Deck surface should be resealed to prevent water intrusion.



22: BUILDING 2: E3 GROUP - STAIRWAY FG

22.1	Overall Condition Evaluation
22.2	Stairway
22.3	Landings
22.4	Entry Structure

Information

*Orientation Images

Stairway, Landing, Entry Structure

E3 group consists of two 7 tread stairways with a two platform landing between them, ending in an entry structure. Informational comments regarding both stairways and landing platforms can be found in the stairway and landing subsections respectively.



Inspection Images Description

The following photographs illustrate the inspector's recorded observations of the E3 components' condition at the time of inspection. These images serve solely for identification and illustrative purposes and should not be interpreted as a comprehensive guide for defining the extent of necessary maintenance or repairs. They may not encompass all areas of the E3 requiring attention. For any emergency or non-emergency repairs, it is recommended to consult with a licensed and experienced General Contractor. A thorough review of the SB721 Inspection Report by such a contractor, followed by an on-site evaluation, is essential to accurately establish the required scope of work and ensure that repairs are effectively addressed.

Stairway: Acceptable Condition



Stairway: Approximate Height

Greater than 6 ft

Stairway: Number of Treads

7 treads each, 14 treads total.

Stairway: Rail Material

Steel

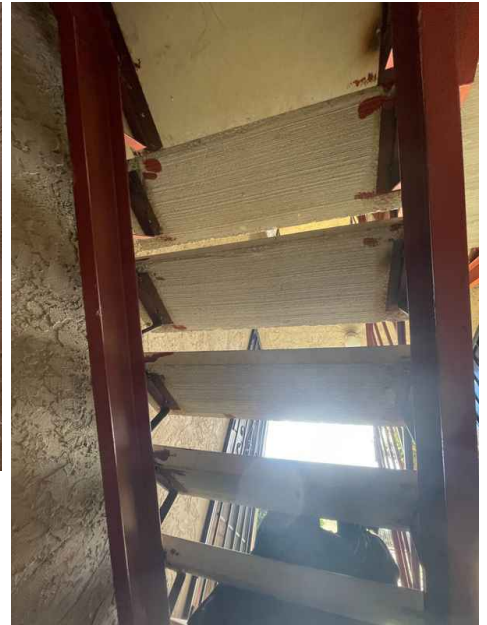
Stairway: Stringer Material

Steel

Stairway: Tread material

Pre-Cast Concrete

Stairway: *Stairway Inspection Image(s)



Landings: Acceptable Condition



Landings: Approximate Height
Greater than 6 ft

Landings: Rail Material
Steel

Landings: Walking Surface Material
Concrete

Landings: Support Material
Steel, Steel

Landings: *Landing Inspection Image(s)





Entry Structure: Acceptable Condition



Entry Structure: Approximate Height

Greater than 6 ft

Entry Structure: Rail Material

Wood

Entry Structure: Walking Surface Material

Composite

Entry Structure: Support Material

Wood

Entry Structure: *Entry Structure Inspection Image(s)

Inspector's Notes:



Condition evaluation

22.1.1 Overall Condition Evaluation

ACCEPTABLE CONDITION



Acceptable Condition - Pass:

E3 groups and their components rated as Acceptable are deemed to be functioning as intended, requiring minimal, if any, maintenance to ensure continued performance until the next inspection cycle or 6 years. The overall condition is determined by the component in the worst condition.

22.3.1 Landings



DAMAGED LANDING

There are minor cracks and breakages in both landing platforms. At a minimum, the affected slabs should be replaced. If not replaced a reinspection is recommended in 2 years.



22.4.1 Entry Structure



CRACK(S) IN SUPPORTING WALL

There is a crack at the transition from the entry structure to the supporting wall. This crack should be sealed.

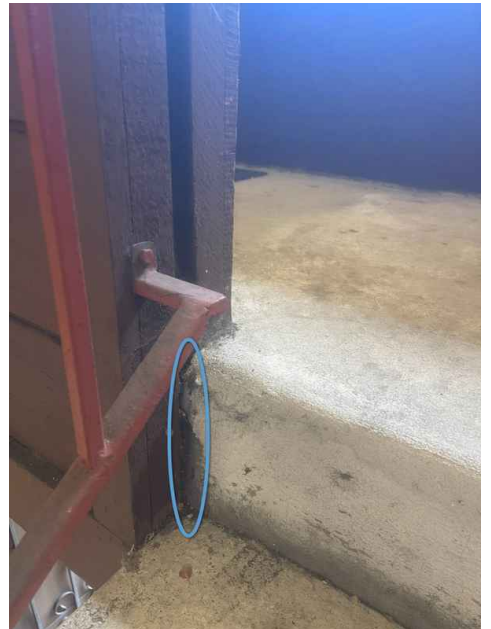


22.4.2 Entry Structure



UNSEALED RAILING ATTACHMENT(S)

There is an unsealed attachment between wooden railing and walking surface. This attachment should be sealed.



23: BUILDING 2: E3 GROUP - STAIRWAY E

23.1	Overall Condition Evaluation
23.2	Stairway
23.3	Landing
23.4	Entry Structure

Information

*Orientation Images

Landing, Stairway, Entry Structure

E3 group consists of two stairways with a single platform landing between them, ending in an entry structure. The first stairway has 7 treads and the second has 8 treads. Informational comments regarding both stairways can be found in the stairway and landing subsections respectively.



Inspection Images Description

The following photographs illustrate the inspector's recorded observations of the E3 components' condition at the time of inspection. These images serve solely for identification and illustrative purposes and should not be interpreted as a comprehensive guide for defining the extent of necessary maintenance or repairs. They may not encompass all areas of the E3 requiring attention. For any emergency or non-emergency repairs, it is recommended to consult with a licensed and experienced General Contractor. A thorough review of the SB721 Inspection Report by such a contractor, followed by an on-site evaluation, is essential to accurately establish the required scope of work and ensure that repairs are effectively addressed.

Stairway: Acceptable Condition



Stairway: Approximate Height

Greater than 6 ft

Stairway: Number of Treads

7 treads, 8 treads. 15 treads total.

Stairway: Rail Material

Steel

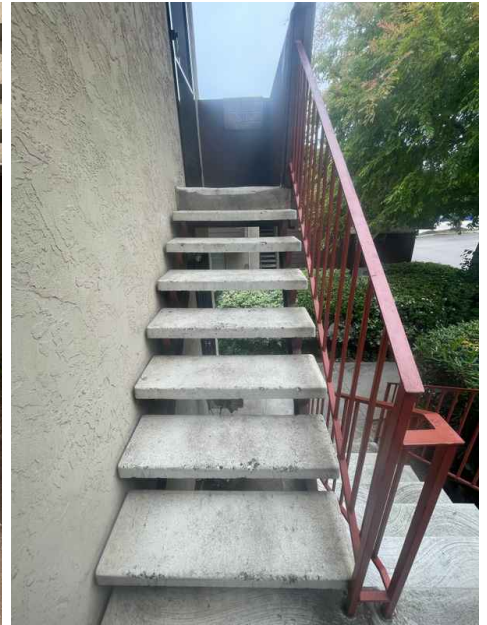
Stairway: Stringer Material

Steel

Stairway: Tread material

Pre-Cast Concrete

Stairway: *Stairway Inspection Image(s)



Landing: Marginal Condition

 Non-Emergency Repairs Required

Landing: Approximate Height
Greater than 6 ft

Landing: Rail Material
Steel

Landing: Walking Surface Material
Concrete

Landing: Support Material
Steel

Landing: *Landing Inspection Image(s)



Entry Structure: Marginal Condition

 Non-Emergency Repairs Required

Entry Structure: Approximate Height

Greater than 6 ft

Entry Structure: Walking Surface Material

Composite

Entry Structure: Rail Material

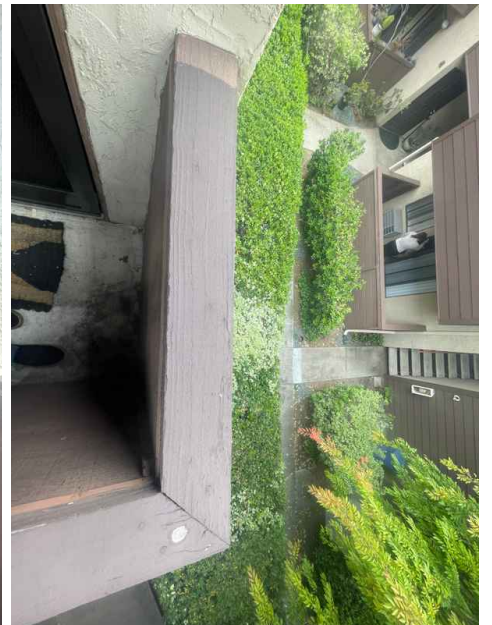
Wood

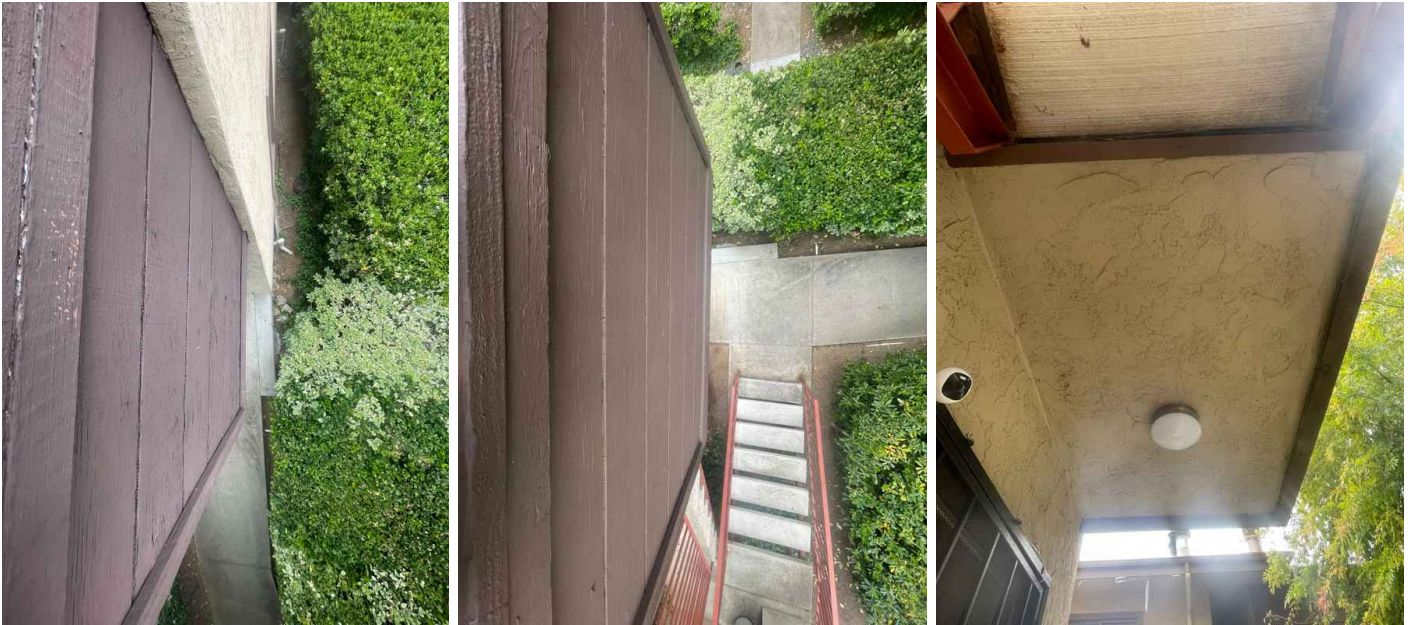
Entry Structure: Support Material

Wood

Entry Structure: *Entry Structure Inspection Image(s)

Inspector's Notes:





Underside of Entry Structure

Condition evaluation

23.1.1 Overall Condition Evaluation

MARGINAL CONDITION

 Non-Emergency Repairs Required

Marginal Condition - Non-Emergency Repairs Required:

One or more components of this E3 group rated as Marginal, are deemed to be compromised and are not functioning as intended. This condition may evolve into a hazardous condition if unaddressed. The overall condition is determined by the component in the worst condition.

Recommendation

Contact a qualified professional.

23.2.1 Stairway



DAMAGED TREADS (MINORITY)

Approximately 5 of 15 treads have cracks or breakages. Most if not all of the stair treads seem to be the same age. At a minimum, the affected tread should be replaced. If not replaced a reinspection is recommended in 2 years.



23.3.1 Landing



CRACK(S) IN LANDING

There is minor cracking in one or more slabs of the landing. At a minimum, the affected slabs should be replaced. If not replaced a reinspection is recommended in 2 years.



23.3.2 Landing



SUPPORT BEAM SURFACE CORROSION

There is surface corrosion on the support beam. The bottom portion of the beam should be resealed.



23.4.1 Entry Structure



CRACK(S) IN SUPPORTING WALL

There are cracks in the supporting wall under the entry structure. These cracks should be sealed with a waterproof sealant to prevent water and wood boring insect intrusion.



Underside of Entry Structure



Underside of Entry Structure

23.4.2 Entry Structure

 Pass

DISCOLORATION OF FASCIA

There is a discoloration of the fascia on the underside of the entry structure. This may be evidence of water intrusion in the soffit and bears further investigation during a phase 2 inspection.



23.4.3 Entry Structure

 Pass

CRACK(S) IN DECK

There is a crack in the walking surface of the entry structure. A deck coating should be applied to the entire walking surface.



23.4.4 Entry Structure

 Non-Emergency Repairs Required

DISCOLORATION OF WALKING SURFACE

There is discoloration of the walking surface of the deck. Water intrusion is likely at the highlighted locations as there is discoloration in the fascia underneath. These conditions can lead to internal deterioration of materials and possible compromise of structural integrity over time. A Phase 2 Pre-721 Evaluation (P2PE) is recommended to determine the extent of any water damage via borescope inspection or larger investigative openings, and to formulate a detailed repair plan.



23.4.5 Entry Structure

**UNSEALED RAILING CONNECTION(S)**

there is an opening where the railing meets the supporting wall of the entry structure. This opening should be sealed.



23.4.6 Entry Structure

**POOR DETAILING**

There is an unfinished area under where the top stair tread meets the entry structure. The supporting wood frame is exposed and the tar paper is showing. This area should be finished and sealed.



24: SB-721 STANDARDS

Information

1. **Inspection Guidelines**

These guidelines are for inspection and certification requirements for exterior elevated elements.

2. **SB-721 Scope**

A. California requires inspection of weather-exposed exterior elevated elements (E3s) of buildings every six years, and it applies to buildings containing R-1 and R-2 Occupancies, as defined by the California Building Code.

B. If building owners believe their building is exempt from the program, they must file the Exemption Declaration form to be removed from the program's inventory.

C. SB-721 applies to the following elements located more than 6 feet above adjacent grade, constructed of wood or steel, and accessible to occupants, known collectively in this document as exterior elevated elements (E3s):

- a.** Balconies
- b.** Exterior walkways
- c.** Decks
- d.** Exterior stairs and landings
- e.** Guards and associated handrails serving any elements listed above

D. E3s whose structural system is constructed of reinforced concrete are exempt from the program. E3s featuring a concrete topping slab as a wearing surface are subject to the program if the topping slab is supported by wood or steel framing.

E. E3s located in areas accessible only to maintenance personnel, such as roofs, are not subject to the program.

3. **SB-721 Purpose**

A. The purpose of SB-721 is to safeguard public safety by maintaining the strength of structural components supporting E3s. Inspection objectives include the following:

- a.** Identify wood-framed E3s exhibiting significant deterioration due to wood-destroying organisms (fungal decay or insect infestation).
- b.** Identify steel framed E3s exhibiting significant section loss due to corrosion.
- c.** Ascertain whether the extent of deterioration or corrosion poses a significant compromise to the load-carrying adequacy of structural components supporting E3s.
- d.** Attempt to locate the water source if wood-destroying organism infestation or corrosion is observed in wood framing or steel framing respectively.
- e.** Remediate deficient components.

B. Before assessing the building's E3s, confirm the applicability of the program to the building. If the building is not subject to the program, the building owner should file the Exemption Declaration form with the City. In this case, the city would not require assessment of the building's E3s.

C. The inspection and condition assessment process is comprised of a screening evaluation and remediation. An overview of the screening evaluation and remediation procedures is illustrated in Figure 2 on page 7.

4. **Screening Procedure**

The screening by a licensed professional is comprised of two components: condition assessment of E3s' structural components and condition assessment of the waterproofing system.

A. Structural Screening

The screening of structural components will most commonly entail the following:

- a. Visit the site: visually review all E3s, and interior and exterior areas proximate thereto, as necessary.
- b. Develop an Investigative Program: In the case of E3s with soffit finishes, selectively identify at least 15% of locations for investigative openings to reveal concealed structural components. Finish removal needs only be the minimum amount sufficient to ascertain whether or not wood structural components have suffered decay due to wood-destroying organisms or whether or not steel structural components have suffered corrosion. Inspections should be conducted at the most probable locations where water intrusion may occur, for example at the intersection of horizontal and vertical assemblies, guardrail penetrations of the element assembly, floor drains where present, or other similar locations.
- c. Create Investigative Openings: Selectively create investigative openings to reveal at least 15% of concealed structural components and conditions. A building permit is not required for the selective removal of finishes associated with investigative work.
- d. Determine if Wood Destroying Pests, Organisms or Corrosion are Present: If wood-destroying organisms are identified on wood components or corrosion is identified on steel structural components, initiate structural evaluation as recommended below.
- e. Patch Investigative Openings: If no significant presence of wood-destroying organisms or corrosion is identified, patch the openings to match the existing surface. The owner may wish to install vents and/or access openings to provide easy access for future inspections. Be mindful that the affected areas may be components of a fire-rated assembly when located close to side or rear property lines and therefore subject to certain building code requirements.

Note: A building permit is not required for patching of selectively removed finishes in-kind.

Note: A building permit is required for the installation of vents and/or access openings.

B. Waterproofing System Screening

- a. Practically assessing the adequacy of the waterproofing system is difficult in many instances. The waterproofing barrier is often concealed by a wearing surface topping, in the case of balconies and walkways, or wall finish. At a minimum, the screening of the waterproofing system ought to include a visual review of readily observable exposed surface areas, including topping membrane if surface-applied, and flashings for signs of active water intrusion. It is not necessary to replace the waterproofing system if it is performing adequately.
- b. If minor waterproofing defects are observed, but have not caused water intrusion or triggered an Evaluation and Remediation, these defects should be reported to the building owner with recommended maintenance measures.

C. File Certification Form

If no significant presence of wood-destroying organisms, corrosion or water intrusion is identified and after investigative openings are patched, file the Certification form with the City's Housing Code Enforcement office.

5. Evaluation and Remediation Procedure

A. Methods of Evaluation and Remediation

When the screening determines that wood-destroying organisms, corrosion or water intrusion are present, further evaluation and/or remediation are required. This process may consist of the replacement of damaged components in-kind, an engineering analysis assessing whether or not the damaged components are structurally adequate, modification of the existing components to repair the damage, or any combination thereof. Analysis of, and modifications to, existing structural components requires a licensed structural or civil engineer or architect.

B. Search for Documents

Consider searching for the original building design drawings. Inquire about availability with the building owner and/or local municipality.

C. Evaluation and Remediation

- a. Structural Evaluation and Remediation: Evaluate the original element design and extent of damage to determine the most practical and economic means of remediation. In some cases, it would be advantageous to have a licensed engineer or architect perform a structural evaluation of the damaged components to determine their adequacy. In some circumstances, for example, when the damage is significant or easily observable, the complete removal and replacement of damaged components can be a possible solution. The following types of remediation require a licensed engineer or architect:

1. Modifications to existing structural systems, for example, alterations to cantilever framing members that are not a complete replacement in-kind.

2. Complete removal and replacement of E3s.

3. Complete removal of E3s with the associated restoration of the building façade.

Note: Replacement or retention of original materials and the use of original methods of construction is permitted provided such materials or methods complied with the building code provisions in effect at the time of original construction. Complete replacements will require conformance to current code requirements.

b. Waterproofing Remediation: If water damage or signs of active water intrusion are observed, the licensed professional will make a reasonable attempt to locate the source(s) of water and remediate it before completion of the Certification Form. The exact method of determining leakage is up to the licensed professional; it may or may not include the following:

1. Review of available original and prior modification construction documents.

2. Review slope to drain at surface and membrane levels.

3. Review drain/gutter/downspout function.

4. Review conditions at penetrations, fenestrations, changes in plane, etc. (e.g., door threshold, deck-to-wall flashing).

5. Review the function of existing concealed space ventilation if present.

6. Perform water testing, thermal imaging, and/or electronic leak detection (as appropriate for the existing building conditions).

7. Determine the moisture content of materials.

8. Perform invasive testing to observe the condition of the concealed membrane system.

Invasive testing may include isolated borescope openings or selective demolition of larger areas.

D. Prepare Remedial Design

Develop the remediation design, prepare construction drawings, and file a building permit application. Some forms of maintenance-based remediation, for example, application of preservatives or sealants, may not require a building permit.

E. Execute Remediation Work

Perform the remedial work, restore building finishes, and final building permits, as applicable.

F. File Certification Form

After the remedial work is completed, file the Certification form with the City Code Enforcement office. One certification form must be filed for each separate building and a single professional must be responsible for certification of all E3s on the building.

G. Written Report

a. The documentation of the current condition shall include photographs, any test results, and a narrative sufficient to establish a baseline. The condition of the components inspected can be compared to the results of subsequent repairs and inspections. In addition to the evaluation required by this section, the report shall advise which, if any, exterior elevated element poses an immediate threat to the safety of the occupants. The written report will include expectations of future performance.

b. It is not necessary to submit this report to the city unless requested to do so. The California Health and Safety Code Section 17973 requires inspectors to provide a written report of the evaluation stamped or signed by the inspector to the owner of the building or the owner's designated agent within 45 days of completion of the inspection. Records of the SB-721 Inspection report will be retained for two cycles of six each.

25: INSPECTION AND SERVICE FEES

Information

SB-721 Evaluation and Inspection Service Fees

The following fee structure is based on the number of apartments evaluated. Our services are often completed in three phases.

Phase 1 Pre-721 Evaluation (P1PE) Service:

- Identify and document (with Photos) all E3s to be inspected.
- Identify and document (with Photos) areas of concern.
- Recommend further evaluation.
- Identify repairs needed before SB-721 inspection.
- Recommend E3 maintenance items.

P1PE Service Fee for 3 - 10 units: **\$500.00**

Phase 2 Pre-721 Evaluation (P2PE) Service:

The focus of a P2PE Service is to better investigate and understand the failures and concerns identified in P1PE. With this understanding, a repair plan can be developed to become SB-721 compliant. Phase 2 Pre-721 Evaluation (P2PE) Service includes the following:

- Further investigation using a borescope (quantity 1-10).
- Document the current condition (with Photos).
- Identify structural deficiencies, for example, termites and wood rot.
- Create a repair plan.

P2PE Service Fee for 3 – 10 units: **\$500.00**

Phase 3 - Complete SB- 721 Inspection Service:

- Document the current condition (with Photos).
- Expectations of future performance.
- Required reporting to the building department.
- Retain records for two inspection cycles.

Complete SB-721 Inspection Service Fee for 3 - 10 units: **\$900.00**

Total: \$1900.00

Additional Services

- Borescope service \$35 per additional borescope hole
- Documentation of repair work by other contractors
- Plans and permits

Pricing Structure

Phase 1: P1PE Evaluation Minimum Charge

- 3-10 unit apartment: **\$500.00**
- 11-20 unit apartment: **\$900.00**
- 21-30 unit apartment: **\$1300.00**
- 31-40 unit apartment: **\$1700.00**
- 41-50 unit apartment: **\$2100.00**
- 51-60 unit apartment: **\$2500.00**

Phase 2: P2PE (with borescoping) Evaluation Minimum Charge

- 3-10 unit apartment: **\$500.00**
- 11-20 unit apartment: **\$900.00**
- 21-30 unit apartment: **\$1300.00**
- 31-40 unit apartment: **\$1700.00**
- 41-50 unit apartment: **\$2100.00**
- 51-60 unit apartment: **\$2500.00**

Phase 3: Official SB-721 Inspection Minimum Charge:

- 3-10 unit apartment: **\$900.00**
- 11-20 unit apartment: **\$1300.00**
- 21-30 unit apartment: **\$1700.00**
- 31-40 unit apartment: **\$2100.00**
- 41-50 unit apartment: **\$2500.00**
- 51-60 unit apartment: **\$2900.00**

26: OUTSIDE THE SCOPE OF SB-721

Information

Building 1: Balcony N-East, Fascia Separating from Soffit in Overhang

One or more sections of the overhang rim board and/or fascia have separated from the soffit. The resulting gaps should be sealed with a waterproof sealant to prevent water and wood boring insect intrusion.



2

Building 2: Balcony G, Fascia Separating from Soffit in Overhang

One or more sections of the overhang rim board and/or fascia have separated from the soffit. The resulting gaps should be sealed with a waterproof sealant to prevent water and wood boring insect intrusion.



3

Building 2: Stairway E, Deteriorating Stucco on Supporting Wall

The stucco on the supporting wall under the landing is severely deteriorating and should be resurfaced and sealed.

